

AGR 2006

KING COUNTY, WASHINGTON



ANALYSIS OF GROWTH AND DEVELOPMENT TRENDS
IN KING COUNTY BY CECILIA AND TIMOTHY ABRA

THE 2006 ANNUAL GROWTH REPORT



King County

Office of Management and Budget
King County, Washington
November 2006

Statistical Profile on: KING COUNTY

County Executive: Ron Sims

County Info: (206) 296-4040

DEMOGRAPHICS

POPULATION

1980	1,269,898
1990	1,507,319
1995	1,613,600
2000	1,737,034
2003	1,779,300
2004	1,788,300
2005	1,808,300
2006	1,835,300

Population Growth, 1980 - '90: +237,400 (18.7%)

Population Growth, 1990 - '00: +229,715 (15.2%)

Population Forecast, 2010: 1,833,000 - 1,856,000

Hhld Growth Target 2001-2022: 157,932

Households, 2000 Census: 710,916

Ave. Hhld Size, 2000 Census: 2.39

2000 Census Age Structure:

17 and under	390,646	22.5%
18 - 64	1,164,616	67.0%
65 and over	181,772	10.5%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,275,127	73.4%	
Black or African American:	91,798	5.3%	Hispanic or Latino: 95,252 5.5%
Asian and Pacific Islander:	195,352	11.2%	Two or more race: 60,660 3.5%
Native American and other:	18,855	1.1%	



King County

King County is the largest metropolitan county in the State of Washington in terms of population, number of cities and employment. It is the fourteenth most populous county in the United States.

LAND AREA

King County Total Land Area:	2,134	square miles (1,365,760 acres)
Unincorporated King County Area:	1,747	square miles (1,120,630 acres)
County Urban Growth Area:	460	square miles (294,268 acres)
- 39 Cities:	387	square miles (245,128 acres)
- Uninc. Urban:	81	square miles (49,140 acres)

EMPLOYMENT AND INCOME

2004 Number of Business Units: 54,325

1999 Average Annual Wage: \$46,050

Median Household Income:

1989 (1990 Census):	\$36,179
1999 (2000 Census):	\$53,200

*Households by Income Category, 1999:

0 - 50%	154,000	21.7%
50 - 80%	123,200	17.3%
80 - 120%	140,500	19.7%
120% +	293,600	41.3%

2004 Total Jobs:

Construction/Resources	57,052
WTU	103,929
Manufacturing	101,457
Retail	108,274
Information/Technology	151,575
Health	103,839
Other Services/FIRE	297,755
Government/Education	153,446

Major Businesses and Employers:

The Boeing Company	Amazon.Com
University of Washington	Nordstrom
King County Government	Fred Meyer
Providence Health System	Safeco
Alaska Air Group, Inc.	City of Seattle
Group Health Co-operative	Weyerhaeuser
United States Postal Service	Bank of America
Seattle School District #1	Swedish Hospital
Qwest Communications	COSTCO
Safeway Stores Inc.	
Microsoft Corporation	

HOUSING

2000 Census Total Housing Units: 742,237

**Single Family 443,405

Multifamily 298,832

1990 Census Median 2-Bdrm. Rental: \$457

2000 Census Median 2-Bdrm. Rental: \$740

1990 Census Median House Value: \$140,100

2000 Census Median House Value: \$235,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 12,754

**Single Family	6,559
Multifamily	6,193

2005 Formal Plats:	# Plats	#Lots	#Acres
Applications:	108	3,748	631.89
Recordings:	108	4,134	1,909.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department (WTU = Wholesale, Transportation, Utilities; FIRE = Finance, Insurance, Real Estate) WA State Office of Financial Management, Northwest Multiple Listing Service, Dupre and Scott Apartment Advisors, Inc.

* Categories are percents of 2000 Census Median Household Income. ** Single Family includes mobile homes.



King County

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November 2006

Dear Annual Growth Report Reader:

I am pleased to provide you with a copy of the 2006 King County Annual Growth Report (AGR). This is the twenty-fourth report in a series providing population, economic, and development information for decision makers in the public and private sectors in King County. Since publication of the first AGR in 1983, this resource book has become one of the county's most respected and widely used documents.

King County's Office of Management and Budget prepared the 2006 AGR using data from the county and each of its 39 cities. The AGR includes a one page statistical profile on each city and a similar profile of ten "potential annexation areas" (PAA) in unincorporated King County. I hope you will find this demographic, job, and housing information useful in understanding your community, and in your life at home, at work and in community decision-making.

This year's AGR provides updated information about housing units, jobs, residential construction, and land development. The report highlights data about the potential annexation areas which are slated for early annexation to cities, and includes a new table of residential construction by PAA. Tables, graphs, text, and maps portray the different communities of people and landscape that make King County a wonderful place to live. Chapter two of the AGR summarizes the King County Benchmark Program which helps us monitor and maintain our excellent quality of life.

If you have questions about the AGR, please call Chandler Felt, King County Demographer, at 206-205-0712. I hope you enjoy this document and refer to it frequently.

Sincerely,

Ron Sims
King County Executive

2006 King County Annual Growth Report

Land development and demographic
Information for King County,
Its cities and unincorporated areas



King County, Washington
November, 2006

King County Executive
Ron Sims

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Many organizations and individuals outside the Office of Management and Budget contributed valuable information to make this report possible. We are especially indebted to the following agencies:

King County Department of Assessments
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King County Department of Transportation
King County Department of Natural Resources and Parks

The Suburban Cities Association of King County
Michael Hubner, Buildable Lands and Land Use Manager

Each of the 39 Cities of King County

Kitsap County
Pierce County
Snohomish County

Puget Sound Regional Council

US Department of Housing and Urban Development

Washington State Employment Security Department
Washington State Department of Natural Resources
Washington State Office of Financial Management

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Dupre + Scott Apartment Advisors, Inc.

The Seattle-King County Economic Development Council

New Home Trends.Com

Central Puget Sound Real Estate Research Committee

Puget Sound Business Journal

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Introduction

More than twenty years of King County Annual Growth Reports: The King County Department of Planning and Community Development published the first Annual Growth Report in 1983 as part of the preparation for what became the King County Comprehensive Plan of 1985. Good planning practice calls for monitoring of development activity and tracking the success of Plan goals. In 1983, the Department's "Land Development Information System" team prepared a baseline report of 1980 Census demographics, vacant land capacity data, and development data in unincorporated King County. The report was published in a loose-leaf binder so that elected officials and planners could add new information as it became available. The report was boldly titled "Annual Growth Report" with the hope that it would become an annual series.

It did in fact become an annual series, known as the AGR. The AGR series has become one of King County's most widely used documents, presenting frequently requested information in an easily used format. Each AGR contains growth trend data and maps of the past year's development with illustrative graphs and text.

Over the years, the Annual Growth Report has fulfilled two purposes. The first is to present a standard set of data on growth in King County. Staff of the County's Budget Office collect extensive current information that can answer questions about where, when, and how much growth is occurring in King County.

The second purpose of the Annual Growth Report is to provide a foundation for evaluating King County land use and development policies. Since 1997, this second purpose has been enhanced by the simultaneous publication of the Benchmark Report, which has taken over and expanded the monitoring function originally envisioned for the AGR. The data presented in these two documents will assist in tracking the effectiveness of County and City policies and plans, including the Countywide Planning Policies and the King County Comprehensive Plan, adopted to comply with the State Growth Management Act.

The AGR and the Benchmark Report: Companion Documents

While the Annual Growth Report focuses on providing a broad range of growth-related data, the Benchmark Report is organized into 45 specific indicators which are intended to measure progress in achieving the goals of the 1994 Countywide Planning Policies (CPPs) and the King County Comprehensive Plan. The system for the Benchmark Report was established by defining the desired outcomes of the CPPs, selecting relevant indicators for each outcome, and identifying quantifiable levels of achievement, or targets when appropriate. The Benchmark Report includes measurement and analysis of trends in:

- Economic Development - real wages per worker; median household income; new businesses and new jobs created; and educational levels attained.
- Environmental Issues - air and water quality; noise abatement; protection of ecosystems and species diversity; restoration of salmon stocks; and improvement in waste management.
- Affordable Housing - supply and demand for affordable housing; home purchase and rental affordability; and monetary commitments to affordable housing by local jurisdictions.
- Land Use Policy - apportionment of new housing units and jobs among urban centers, urban growth areas, and rural resource areas; progress of local jurisdictions in meeting housing targets; and preservation of forest, farmland, and open space.
- Transportation - Quantity and type of vehicle trips, modes of commuting, levels of congestion on current roadways, and local road repair requirements.

The Benchmark Report is being published every other month as a series of five Bulletins, one for each chapter listed above. Summary findings from all five chapters are included in Chapter II of this AGR. The Land Use Bulletin was published in

August 2004. Look for the Economic Development Bulletin in October, Affordable Housing in December, and the Transportation and Environmental bulletins early in 2005. While there will be some overlap in data presented, there is a great deal that is unique to each report. Although the purpose of the two reports is different, every effort has been made to assure consistency in the data presented. In cases where there appears to be inconsistencies in data, it may be that a different measure or source is being used – e.g. median home price (reported in Benchmark Report) vs. average home price (reported in AGR). Used together, the Annual Growth Report and the Benchmark Report provide a comprehensive picture of current growth conditions in King County. The Benchmark report is at <http://www.metrokc.gov/budget/benchmrk/>

For Further Information:

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To purchase a copy of the 2006 Annual Growth Report:

Send a \$45.00 check (includes tax plus S&H, without S&H: \$40) made out to "King County Office of Finance" to:
King County Licensing Division
Room 411 Administration Building
500 - 4th Avenue
Seattle, WA 98104
ATTN: AGR

The AGR will be accessible on King County's internet home page at:
<http://www.metrokc.gov/budget/agr/agr06/>

I. Highlights - - - 2006

Puget Sound Economy: Growing Again

The pace of growth picked up in 2005 and early 2006 as King County left the recession behind. The economic downturn had begun abruptly in early 2001, and continued for four difficult years. A sequence of events, including the February 2001 earthquake, Boeing's headquarters move to Chicago, and the dot-com bust triggered the region's worst recession in 30 years. The recession culminated with a reduction in force at Boeing totaling 26,000 jobs. Altogether, the King County economy lost almost 85,000 jobs, or 7% of our year-2000 employment. The unemployment rate increased from barely 3% in 1999 to well over six percent in 2003. The rest of the nation started recovering from recession by 2002, but we struggled until 2004. As a result, population growth slowed to a trickle when the job opportunities were everywhere but here.

During 2005, the situation started to improve. King County gained back about 53,000 of the lost jobs, to a total of 1,160,000 jobs. Unemployment stood at only 4.6 percent as of July, 2005. However, some of the new jobs are lower paying than the jobs lost during the recession. There are now far fewer manufacturing jobs, with their high wages, than in 1998, the peak when there were 160,000 jobs. Income and wage data verify that "real" wages (accounting for inflation) have been flat since 2001, and real wages for the lowest-paid workers have lost ground despite legislated increases in the minimum wage.

Three years of economic downturn profoundly affected the demographics of King County. State population estimates for cities and counties showed only modest increases in population after 2001. From 2001 to 2004, there is evidence that more people moved out of King County than in, and evidence that families with one or more members out of work looked elsewhere for employment. Many cities in King County showed a slight decline in population for the first time in decades. Besides the sluggish economy, other factors contributed to the slowing growth. Notably, the flow of immigration from overseas has dipped somewhat. Many immigrant households, who depend on two or more workers to make ends meet, may be struggling because they are more likely to have lost jobs in this difficult economy. House prices remain high, unlike the situation 20 and 30 years ago when an economic downturn lowered average house sales prices.

Now, in 2006, the King County economy is gathering strength after struggling through the worst recession in 30 years, and population growth is responding in kind. King County's April 2006 population is estimated at 1,835,300 – the largest annual increase since the late 1990s. According to the State estimates, the growth is evenly distributed, in King County and most of its cities. In downtown Bellevue and downtown Seattle, office vacancy rates have begun to come down, and construction has resumed. The massive Lincoln Square development in Bellevue is nearing completion, years after being proposed, then stalled. Unemployment has come down a full point to less than 5%. In July 2005, aerospace employment in the Puget Sound region stood at 64,000, with about 39,000 of that in King County. Although well below its record employment levels, the aerospace sector continued to provide high wages to local workers – bolstered by work on the 787 Dreamliner project.

Manufacturing industries other than aerospace were also hit hard by the recession, and now employ 66,000 workers in King County, down 15% from their robust 2001 numbers. Computer and electronic products were particularly hard-hit. In software, Microsoft remains strong, and some other parts of high tech continue to expand despite the shakeout of a few companies. Educational and health services have begun to grow, and are now about 6 percent above their 2001 level. Retail, wholesale, information industries, and professional services, however, are still struggling to return to pre-recession employment levels. Thus the complete picture is mixed, with some bright spots and many industries poised to grow in coming years.

Population of 30 Largest US Counties, 2004

Rank, 2004	County and State	Population, 2004	% Change, 2000-2004	Rank, 2004	County and State	Population, 2004	% Change, 2000-2004
1	Los Angeles, CA	9,937,739	4.4%	16	Santa Clara, CA	1,685,188	0.2%
2	Cook, IL	5,327,777	-0.9%	17	Clark, NV	1,650,671	20.0%
3	Harris, TX	3,644,285	7.2%	18	Tarrant, TX	1,588,088	9.8%
4	Maricopa, AZ	3,501,001	14.0%	19	New York, NY	1,562,723	1.7%
5	Orange, CA	2,987,591	5.0%	20	Bexar, TX	1,493,965	7.3%
6	San Diego, CA	2,931,714	4.2%	21	Suffolk, NY	1,475,488	4.0%
7	Kings, NY	2,475,290	0.4%	22	Philadelphia, PA	1,470,151	-3.1%
8	Miami-Dade, FL	2,363,600	4.9%	23	Middlesex, MA	1,464,628	-0.1%
9	Dallas, TX	2,294,706	3.4%	24	Alameda, CA	1,455,235	0.8%
10	Queens, NY	2,237,216	0.4%	25	Bronx, NY	1,365,536	2.5%
11	Wayne, MI	2,016,202	-2.2%	26	Sacramento, CA	1,352,445	10.5%
12	San Bernardino, CA	1,921,131	12.4%	27	Cuyahoga, OH	1,351,009	-3.1%
13	Riverside, CA	1,871,950	21.1%	28	Nassau, NY	1,339,641	0.4%
14	KING, WA	1,777,143	2.3%	29	Allegheny, PA	1,250,867	-2.4%
15	Broward, FL	1,754,893	8.1%	30	Palm Beach Co, FL	1,243,230	9.9%

Source: US Census 2000, and Census Bureau estimates, 2005.

King County Population Exceeds 1.8 million

The 2000 US Census counted 1,737,034 persons in King County on April 1, 2000. This number is an increase of nearly 230,000 or 15 percent above the 1,507,319 counted a decade earlier. The county has gained another 98,000 persons, almost six percent, since the 2000 Census to an **April 2006** estimate of **1,835,300**.

King County, with nearly one third of the State's population, is Washington's growth and economic engine. The County added 230,000 people, or nearly one fourth of the State's growth, during the decade of the '90s. Highlights about King County population and growth include:

- The rate of population change was slightly slower in the 1990s (15%) than in the 1980s (19%).
- More than 90 percent of the growth during the decade occurred in Urban-designated western King County, with the result that most of the population is still located in the western third of the county.
- Seattle continues to hold nearly one third of the County's total population, and Seattle gained more than one fifth of the Countywide growth during the decade.
- South King County had the biggest share of the County's growth, more than half, and the South remains the largest of three subareas with more than 630,000 residents. The South King County population growth was somewhat surprising

King County Geography

King County, covering 2,130 square miles, is the size of Delaware, but much more geographically diverse. It extends from Puget Sound in the west to 8,000-foot Mt Daniel at the Cascade crest to the east. King County contains a wide variety of landforms including saltwater coastline, river floodplains, plateaus, slopes and mountains, punctuated with lakes and salmon streams. Lake Washington, covering 35 square miles, and Lake Sammamish with 8 square miles are the two largest bodies of fresh water. Vashon Island in Puget Sound and Mercer Island in Lake Washington provide different island environments – one rural, one urban.

King County has a variety of land types or land uses including urban residential, intensive commercial and industrial areas, farms and woodlots, commercial forest, rock and glacier. Thousands of years ago, ice-age glaciers formed the north-south trending shapes of our lakes and hills, making east-west travel more difficult than north-south travel. Four major river basins with salmon-bearing streams are separated by steep-sided plateaus whose slopes are subject to landslides and erosion, complicating the construction of homes, businesses and roads.

King County Demographics

With more than 1,835,000 people, King County is the largest county in Washington State and the 14th largest in the nation. The County has more population than ten States including Montana and Nebraska. As a populous large

because housing construction had lagged behind the Eastside during the decade. Since 2000, South King County has had the largest share of growth.

- The Eastside and South King County each grew at similar rates, about 20% over the decade.
- Seattle's growth rate increased during the 1990s after turning around a 30-year decline in the mid-80s; it seemed remarkable for a central city to gain after years of population loss. Seattle has continued to gain population since 2000.
- Urban centers in Seattle and Bellevue showed the most dramatic growth, while smaller centers in Renton, Kent, Auburn and Kirkland gained substantial numbers of new residents.
- Rural portions of King County mostly grew at a relatively slow rate. The Rural-designated areas gained only 20,000 persons to a 2000 population of about 136,000 or 8% of the county total. Communities such as Vashon Island, Hobart and the Snoqualmie Valley (outside the cities) grew more slowly than had been predicted early in the 1990s. Since 2000, the growth of rural areas has continued at a slow pace of perhaps 1,000 persons per year.

Race and Ethnicity: Beyond total growth numbers, the other major story of the last few years is the increase in diversity in King County. The 2000 Census found that fully 27 percent of King County residents were persons of color. Data from the Census Bureau's 2005 American Community Survey (ACS) confirm a continuing increase in diversity. Non-Hispanic whites are the slowest growing racial group, gaining only 1.5% to 2000, then decreasing slightly. Between 1990 and 2000, the Hispanic or Latino population more than doubled, and by 2005 had reached 6.8% of the population at more than 118,000. The Asian population has also doubled to more than 233,000 persons in 2005. The African-American population grew less rapidly, about 33% since 1990. The Native American population remained the same at about 15,000, although another 19,000 persons reported themselves as partly Native American, reporting more than one race.

In recent years, Seattle has become somewhat more diverse, but the dispersion of persons of color outside Seattle was the significant trend. At 17 percent Asian, Bellevue had the highest Asian percentage. South King County experienced the most dramatic increase in diversity, with minority populations doubling and tripling in several communities. Tukwila has the largest percentage of minorities, 46%. Burien, SeaTac and Federal Way have large Pacific Island communities as well as black, Latino and Asian populations. Data from the 2000 Census on the foreign-born population reveal that much of the increase in diversity is due to immigration, especially from Asia. Countywide, the foreign-born population more than doubled, to an estimated 330,000 persons in 2005. School district data on languages confirm the sense that many King County communities have large immigrant populations.

Age: The baby boom is maturing into middle years with the age category 45-54 growing the most rapidly at 59%. The senior population as a whole is not growing rapidly, although the over-85 population increased by 44%.

The number of preschoolers is stable at 105,000, hardly growing during the decade. Population of children (under 18) remained at about one fourth of the total, with most of the decade increase among older children.

♦ Married with children	150,600
♦ Married, no children	179,200
♦ Single Parents, other family	90,200
♦ Single-person households	217,200
♦ Other Households	73,800

county with a major central city, King County comprises the majority of its metropolitan area, the "Seattle-Bellevue-Everett" metro area of more than 2.5 million persons. King County exhibits growing diversity: 73% of the population is non-Hispanic white, 11% Asian or Pacific Islander, 5% African-American, 1% Native American and 5.5% Latino. We also have an aging population with a median age near 36. More than 181,000 persons, 11% of the population, are now over age 65. King County's population has grown by 22% since 1990, a modest rate compared with Sunbelt metro areas and nearby Puget Sound counties. However, given the large population already here, the growth numbers are significant. The increase in County population since 1990 -- 301,000 -- is equivalent to the total current population of the cities of Bellevue, Federal Way and Shoreline together. King County is forecasted to grow by an additional 214,000 persons (12%) to about 2,049,000 in 2022.

The number of housing units in King County is growing as fast as our population. The Census counted 742,000 houses, apartment and condo units and mobile homes, an increase of 95,000 units (15%) since 1990. The increase in housing since 1990 is almost evenly divided between single family including mobile homes (+49,000) and multi-family (+46,000 new units).

Household size has stabilized after declining in the 1970s and 1980s, and is now estimated at 2.39 persons per household. Slight declines in household size are anticipated in coming years, to about 2.30 by 2020. Housing prices, both rents and purchase prices, trended upward in the

Households: King County gained 95,000 households during the decade to a 2000 Census total of 710,900. As in 1990, King County has more single person households than family households consisting of a married couple with children. The number of married couples without children exceeds the number with children. Single parent households are a smaller percentage of the population in King County than nationally – and smaller in Seattle than in the suburbs. After decades of decline, average household size has stabilized at 2.39, essentially the same as the 2.40 in 1990. Average household size continued to decline in many Eastside communities, while remaining stable in Seattle and actually increasing in several South King County cities.

Housing: The 2000 Census reported 95,000 more housing units than existed in 1990 – a total of 742,200. About 447,000 units or 60% of the housing stock consists of single family, including both detached houses and attached townhouses. The number of multifamily units, apartments and condominiums, increased to 275,000 or 37% of the housing stock, up from 35% in 1990. Between 1990 and 2000, the home ownership rate increased one percentage point to 59.8% from the 58.8% of 1990. Fully 425,000 households in the County own their home, an increase of 63,000 from 1990. The increase is encouraging, although the national and State rates went up more – about three percentage points. Increasing house prices and immigration of many low-income persons during the decade dampened the rate of increase here. Median value of single family houses increased 69% from \$140,000 to \$236,900 in 2000. The increase outstripped inflation and the growth of income, and meant that many households are paying a large share of their income for housing. Average rents increased through 2002, but declined significantly in 2003 – 2004.

Educational attainment: King County is a highly educated community in which more than 90% of the adult population have graduated from high school, and 40%, or 475,000 people, have a college education. An additional 280,000 have attended college but do not have a degree. Educational levels are even higher in Seattle, where 47% of adults have a college degree. Data from the American Community Survey indicate that since 2000, educational attainment has increased even more. However, the most recent data on high school graduation shows that only two-thirds of King County public school students graduate “on time” with their class. Graduation rates are a serious issue for almost every district in King County.

Languages and Country of Origin: The 2000 Census reported 63,000 persons over age five (3.9% of the population) who do not speak English well or at all. This number is more than twice the corresponding number in 1990, reflecting the significant amount of immigration that occurred in the last decade. Almost half of this linguistically isolated population speak Asian or Pacific Island languages, including Chinese with 37,300 speakers; Vietnamese with 24,100 – triple the 1990 number; Tagalog with 21,200; and Korean with 16,300 speakers. The diversity of European languages also increased greatly, especially Russian which multiplied six-fold to 11,300, and Spanish which now has more than 69,000 speakers.

Between 1990 and 2000, the foreign-born population nearly doubled to 268,300 – 15% of the King County population. Immigrants to King County came from literally all over the world, with Mexico (29,300), China (26,800), Vietnam (25,900), and the Philippines (24,300) sending the most people. King County has 7,200 residents from the Ukraine and 5,500 from Russia – both big increases from the 1990 Census.

1990s: median house prices rose 69% from \$140,100 to \$236,900 in 2000, and median rent increased from \$509 to \$758.

King County Economy

Employment growth is a driver of King County's population and housing growth. More than 1.1 million workers are employed within the borders of King County, at nearly 54,000 business establishments. With more than 40% of Washington State's jobs and payroll, the County is truly the economic engine of Washington and the Pacific Northwest. With a 2004 payroll exceeding \$53 billion, the King County economy is larger than that of several US states. The US Census reported King County's median household income at \$53,157 in 1999, well above the state and national medians.

During the 1990s, the number of jobs grew faster than population and housing, from 900,000 in 1990 to nearly 1,200,000 in 2000. Most workers at these jobs live in King County, but an increasing number commute in from Snohomish, Pierce, and other counties. Manufacturing employment has remained strong despite the ups and downs of aerospace, our largest sector. The composition of the economy is shifting from the traditional manufacturing and resource bases to high tech, services and trade, both local and international. The computer services industry now employs as many as aerospace, although it, too has lost ground.

Unemployment was at historic lows near 3% for several years, but the King County economy remains quite cyclical and has lost more than 50,000 jobs since the end of 2000.

Since 2000, all of these numbers have increased as immigration has continued, although at a somewhat reduced rate after 2001.

Income: Median household income is the most widely used single measure of income. The 2000 Census reported that median household income was \$53,157 in 1999, up 47% from the 1990 Census. Inflation reduced the “real” increase to about 3% - still an increase in contrast to the “real” decline during the 1980s. The median, however, does not portray the breadth of the income distribution. More than one third of King County households reported more than \$75,000 income, and almost one third reported incomes under \$35,000. Every community and every ethnic group has households with high and low incomes. However, there is still an income disparity by race. The median for African-American households is \$35,172, a third less than the overall median; Native American and Hispanic households reported similar incomes. Data from the 2000 Census and the American Community Survey (ACS) point to a bisected pattern of income change: the numbers of well-to-do households (over \$100,000 per year) are increasing rapidly, the numbers of poor households (under \$25,000) are also increasing, but the middle class is shrinking. Just since the 2000 Census, King County has lost 27,400 middle class households making \$25,000 to \$75,000 while gaining 57,000 households in the highest brackets.

Poverty: King County’s population below the poverty level increased even as the overall income increased. The 2000 Census reported that 142,500 persons or 8.4% of the population were below poverty thresholds in 1999, a slight increase from the 8.0% of the 1990 Census. An additional 192,000 persons reported incomes below 200% of the official poverty thresholds, still very low income. In the recession that has occurred since the 2000 Census was taken, the numbers of poor persons have increased dramatically: the 2005 ACS estimates that 9.4% of the King County population are below the poverty level – another 22,000 people over 2000 levels.

Commute data: More than 900,000 King County residents reported commuting to work in 2000, 106,000 more than a decade ago. 69% of these commuters drove to work alone, a smaller share but a larger number than in 1990. Almost 10% took public transportation, a larger share than in 1990. Bus ridership increased nearly 25%. From 1990 to 2000 average commute time went up by two minutes to 26.5 minutes, but had declined to about 25.0 minutes according to the 2002 US Census survey. The majority of King County households had two or more vehicles, but 66,000 households or 9.3% had no vehicle available.

Average Wages: The Washington State Employment Security Department reports average (not the more meaningful median) wages paid to employees covered by unemployment insurance. The average King County wage for 2002 was \$47,900, about the same as in 2000. However, it is instructive to separate the approximately 35,000 software employees in King County from the remaining 1,068,000 workers. This three percent of all King County workers, at Microsoft and 400 other packaged-software companies, took home 12 percent of the County’s total payroll, about \$6.5 billion including stock options. That was an average of \$186,000 each in 2002. The remaining 97 percent of workers averaged \$43,400 in 2002, still up a healthy 7.8% from \$40,200 in 2000. In 2003, the average wage for all workers was \$49,000, with all non-software employees earning an average of \$45,700.

King County Jurisdictions

Governmentally, King County is divided into 40 jurisdictions. As of 2006, there are 39 cities ranging in size from Seattle with 578,000 and Bellevue with 117,000 to Skykomish and Beaux Arts with fewer than 400. Since the 1990 Census when Federal Way and SeaTac were new, eight more new cities have incorporated, shifting 160,000 people into city limits. Several older cities have annexed large communities. King County’s 39 cities cover 379 square miles or 18% of the County’s total land area. Each city has a mayor and city council.

Unincorporated King County, the territory outside any city, now has about 367,000 people or 20% of the County’s population, on 82% of its land area. Most of that population resides on the Seattle-sized portion within the Urban Growth Area designated by Growth Management. The unincorporated population is 220,000 smaller than it was at its peak in 1989 before the current spate of incorporations began. A very diverse area, unincorporated King County ranges from urban communities such as White Center, Kingsgate and Fairwood to tiny rural communities, to farmland, commercial forest, national forest and wilderness area with almost no residents. The County is governed by a home rule charter providing for a County Executive and nine member Council. Beginning in 2006, the County Council was reduced to nine members.

Housing Affordability: a Multifaceted Issue

One of today's most debated topics is the price of housing and housing affordability. The 2000 Census reported a median single family house value in King County of just under \$237,000, which seems out of date only six years later. King County records point to a calendar 2005 median of \$369,000 and an average price of more than \$400,000 – and increasing numbers of sales as well. It is popular to say “King County housing prices are out of control and Growth Management is responsible for it.” However, housing affordability is actually a more complex set of issues than one sound bite or price index can convey. There is a whole cluster of housing issues, related to different segments of the housing market. Trends for house sales and apartment rentals have gone in opposite directions. Average rents actually declined in King County from 2001 to 2005, while average single family house prices have gained more than 10% each year even during the worst of the Puget Sound recession. The context is important: until recently, prices have risen just as fast in the nation as a whole, and more rapidly in some markets such as California. However, it's interesting to note that the most rapid price increase here occurred during 1989-1990, even before the Growth Management Act was adopted.

The housing market is complex because it involves both supply and demand factors. The demand side has been driven by the lowest interest rates in decades, encouraging many renter households to buy their first house or condo. As a result, home ownership rates have increased somewhat, reversing a long trend of decline. Meanwhile, current home owners are upgrading to larger, more expensive houses before interest rates go up. High incomes are another demand factor: despite the recession, King County households have among the nation's highest average incomes. It is probable that average income dipped during 2002 and 2003, but has now started to increase again. In some King County communities, income-driven demand has propelled housing prices up as buyers bid against each other and raise prices above asking price. Together with low interest rates, rising income has dramatically improved the affordability of home purchase for most King County residents. Creative financing has also allowed more marginal buyers to purchase a house, although there is danger of foreclosure for families with adjustable rate mortgages when interest rates ultimately rise. This means that demand will continue to put pressure on house prices as our population continues to increase.

On the supply side, land supply is indeed limited. The 2002 Buildable Lands Report found there **is** a sufficient land supply with capacity to accommodate growth through 2022, but not at the low densities prevailing in the past. Land prices are a key element of house prices, and land limits are an important constraint, but so are rising materials prices and labor costs. Builders are responding to these constraints with a greater variety of housing types, and using land efficiently with compact subdivisions and townhouse designs. Few large parcels of vacant land remain in the Urban area, so the design of new communities must be creative. Jurisdictions in King County are responding with new Growth Management tools: comprehensive plan changes, zoning changes, incentives to builders, and infrastructure design. These tools are allowing builders to offer a wider variety of housing types, at differing prices, to meet families' differing needs. However, the market does not always respond to these offerings – some cities with creative codes and programs have had little housing growth.

Meanwhile, rental prices have remained fairly stable, the lowest in years, and affordability for most renter households is quite good, except for the lowest income groups (those households below 40% of median household income). Households making less than \$25,000 face an uphill struggle to pay rent without exceeding 30% of their income. The number of these low-income households is increasing, while the proportion of middle-class households has declined since 1990 and especially since 2000. The relative affordability of rental housing may not last much longer: average rental rates have increased about seven percent between 2005 and 2006.

Housing: the challenge

The result of this complex picture is that King County communities face a series of challenges regarding housing affordability. Some cities and communities – particularly in South King County – do have relatively affordable house prices. Condominium units represent an opportunity for ownership throughout the county, at least for small households. Yet countywide housing affordability is a serious and difficult issue, especially for households below 40% of the county's median income, i.e., below \$25,000. As of the 2000 Census, there were about 115,000 such households in King County, and with the recession, that number has undoubtedly increased substantially. Even for middle income households, the challenges are severe: with house prices rising faster than incomes, it is difficult to qualify for a mortgage as interest rates begin to rise.

Particular challenges are faced by families with low-wage jobs in high-price areas such as the Eastside – they may face a long commute from a community where they can afford to live. The challenge is also to cities, some of which need to focus on opportunities for creating housing of all types and densities.

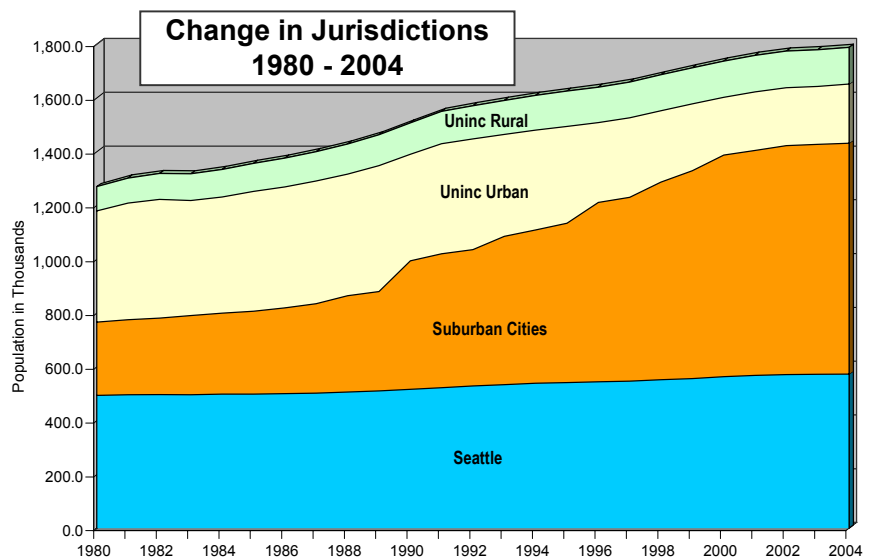
Dramatic Shift of Population from Unincorporated King County into Cities

One of the most profound demographic changes of recent years has been the change in jurisdiction of large numbers of King County residents. In the eleven years between 1989 and 2000, nearly 330,000 persons “moved” from unincorporated areas into city limits, through incorporation of new cities and numerous annexations. More than that, this change in jurisdiction shifted the focus of energy and development activity into cities for the first time in decades. In 1989, almost 41 percent of King County residents lived in unincorporated areas, where the majority of King County residential development was occurring. At almost 600,000 population, unincorporated King County was the largest jurisdiction in Washington State. Seattle had been losing population for years, and many suburban cities were barely holding their own.

A total of ten new cities formed during an eleven year period, shifting a quarter million people into city limits. During the same period, another 70,000 persons annexed into existing cities. By 2000, the 2000 US Census counted just 350,000 people in unincorporated King County – barely 20 percent of the County total of 1,737,000. Some unincorporated communities had grown during the decade, but much of their growth had been annexed away. Now in 2006, the suburban cities outside Seattle contain 48% of the County’s population, and more than half of the development activity.

The state Growth Management Act (GMA), adopted in 1990 and amended frequently, boosted the incorporation movement by stating that cities, not counties, were appropriate entities to provide services to urban development. That encouraged annexation of nearby urban neighborhoods by existing cities. The GMA also required the designation of Urban Growth Areas, providing concrete limits to city expansion. The presence of an Urban Growth boundary and the recognition of cities set the stage for infilling older communities that had been skipped over during an earlier era of building on the fringe. Also under the Growth Management Act, a dozen major Urban Centers were designated, all in cities. Several of these Urban Centers have demonstrated remarkable success, with a combination of public and private investment turning around downtowns that had been skipped over for years. The Urban Center growth has acted as a catalyst to more general city development. Now, nearly 80 percent of King County’s new residential housing units are constructed in cities. Almost all commercial activity is in cities – unincorporated areas contain less than four percent of countywide jobs.

Governmental structure is changing to respond to this new configuration of growth. There is a renewed spirit of cooperation, mitigating the earlier competition between the county and its cities. King County government has been in the urban services business, but is now moving to divide its services between “local”, mostly to Rural areas that cannot incorporate, and “regional” services to residents of the entire County. However, over 220,000 residents still live in Urban unincorporated King County – a population which would be Washington’s second-largest city if it were all in one place. This Urban but not city population is scattered among dozens of neighborhoods in western King County, some of them “islands” completely surrounded by cities.



Many of these remaining Urban unincorporated islands are claimed by an adjacent city as part of its future territory, also known as “Potential Annexation Areas” (PAAs). As budgets become tighter for all governments, the cost to County

taxpayers of providing urban services to these remaining neighborhoods is rising, and threatening to compromise King County's ability to provide regional services to all King County residents. In order to minimize service costs, there is an effort to annex the remaining Urban communities into adjacent cities, or for those areas to incorporate as new cities. The intent is that unincorporated King County will consist of only Rural and Resource areas, so the County government can focus on providing countywide "regional" services such as transit, health, courts and jail services.

In 2006, the annexation effort reached another critical point with a proposal to incorporate a new City of Fairwood. The proposal narrowly failed in the 2006 election, but interest in city-building remains high. Interlocal agreements with several cities are in discussion, so that a number of the PAA communities can consider annexation before the decade is out.

Ten Years of Growth Management

The year 2004 marked ten years since two major Growth Management plans were adopted in King County. The Growth Management Act (GMA), enacted by the State in 1990 and 1991, required comprehensive plans for each jurisdiction and for whole counties. The King County Countywide Planning Policies (CPPs) were initially adopted in 1992 and significantly amended in mid-1994 as an umbrella set of policies guiding growth in the entire county. The CPPs provided for an Urban Growth Area (UGA) and Urban Centers and set ambitious growth targets for each jurisdiction. The CPPs also specified that a Benchmark Program would monitor the success of the broad countywide policies. Later in 1994, the King County Comprehensive Plan was adopted, delineating the Urban Growth Area, Rural and Resource areas, and providing growth policies for unincorporated communities of King County. Together, these two Plans have helped shape a new kind of metropolitan county better suited to 21st Century growth.

The Benchmark reports, companion reports to the AGR prepared under the auspices of the CPPs, analyze the success of King County's growth management policies over the last ten years. Chapter 2 of this Annual Growth Report summarizes the most recent Benchmark information, showing progress in the following arenas:

- Accommodating the total population forecasted by the State;
- Focusing of development into the UGA and out of Rural areas;
- Growth of designated Urban Centers in cities of King County;
- Preservation of Resource areas, farm and forest land and critical areas including a major agreement to protect forest land in September 2004;
- Rehabilitation of habitat for salmon and other wildlife;
- Increased residential densities in Urban areas;
- Improved home ownership and rental affordability

Twelve years ago, the 1994 Annual Growth Report described a pre-Growth Management King County where 13 percent of building permits and 15 percent of lots in new residential subdivisions occurred in Rural areas of the county. The 1994 AGR also portrayed a sprawling metropolitan county dominated by activity in unincorporated areas, where 47% of new residential construction and 57% of new lots occurred outside of city limits. This growth in rural areas and development of unincorporated areas, ill-suited to serve urban land uses, were among the factors that gave rise to the GMA.

Urban Center redevelopment actually began before adoption of the 1994 Plans, but speeded up with the impetus of Urban area investment and limits on Rural sprawl. Centers in Seattle, Bellevue, Kirkland, Redmond and Renton have attracted significant residential as well as business activity, although other designated centers in south King County have struggled to attract a share of development.

Growth Targets for the 21st Century

The Countywide Planning Policies (CPPs), adopted to implement the State Growth Management Act (GMA) in 1994, set “growth targets” for households and jobs. Each target was the amount of growth to be accommodated by a jurisdiction during the 20-year Growth Management planning period. The residential targets were expressed as a range of households and jobs for each jurisdiction to accommodate between 1992 and 2012.

The GMA requires a ten-year update of Growth Management plans. During the decade since the first set of targets was adopted, the jurisdictional changes described above have shifted much of the County’s population into cities. Then in January 2002, the Washington State Office of Financial Management (OFM) published a new set of population forecasts for whole counties, out to 2025. These changes prompted an 18-month process in King County to develop new growth targets by jurisdiction. New targets for the period 2001 – 2022 were prepared, and adopted in September, 2002.

The new targets grew out of two principles: that each jurisdiction would take a share of the County’s required growth, and there would be an attempt to balance household and job growth in broad subareas of the County. The methodology removed Rural areas from consideration as locations of growth, and assigned Rural a small share of total household growth – 6,000 new households – to encourage most of King County’s growth to occur within the Urban Growth Area (UGA). The UGA was divided into three contiguous subareas (Seattle-Shoreline; the Eastside; South King County) and a fourth subarea consisting of six Rural Cities with their immediate surroundings. Shares of population and household growth were equated to shares of forecasted job growth in each of the three contiguous Urban subareas. The table on page 36 summarizes the countywide numbers, and page 52 has subarea detail.

See the table of new targets on page 66. The table shows 22-year household growth targets for each city and for unincorporated areas within the UGA. In addition, the adopted targets provide for annexation of the entire Urban area by specifying the number of households in potential annexation areas. As cities annex territory, the responsibility to accommodate a specific share of growth goes with the annexation. Before 2022, all of King County will be within city limits except for designated Rural and Resource areas.

The job and household targets were crafted to keep employment and housing growth in balance among the three major subareas. During the 1990s boom, there was much concern about job growth in Seattle and the Eastside exceeding the capability of those areas to accommodate new households. Between 1990 and 2000, King County gained more than 250,000 jobs but gained only 95,000 housing units and households. Since 2000, with the recession, the relationship has reversed, with job losses while housing construction has continued. In the four years – 2000 through 2003, King County lost 81,000 jobs but gained 45,000 new housing units. That brings the 14 year net change to 170,000 jobs and 140,000 housing units – in balance and in keeping with the long range forecasts.

Therefore, in comparing the actual growth to targets, it is important to remember the cyclical nature of Puget Sound growth. Recent permits have exceeded the annualized targets throughout the county. In the next few years, once interest rates return to higher levels, slower housing growth should bring us back to the 20–year forecasted trend. Long range prospects are for steady, moderate growth as opposed to the boom levels of the late 1990s.

Rural areas do not have a growth target, but rather an expectation of minimal growth consistent with the trend since 1999. The intent is to be able to accommodate all growth in the UGA, reducing growth pressure on Rural areas. The Rural area forecast was set at less than four percent of Countywide growth, an average of under 400 units per year. In the years since the target was set, actual building construction in Rural and Resource designated areas was initially two to three times this annualized average. However, as a percentage of Countywide construction, Rural activity has declined: down to 4% of new housing units each year since 2002. This percentage is well below the 13 to 15% of earlier decades, and far less than Rural growth in other Puget Sound counties. Further, the 2000 Census found fewer than 137,000 persons in Rural areas, only 8% of the Countywide population and 9% of the 1990-2000 population growth.

Rate of residential construction remains stable

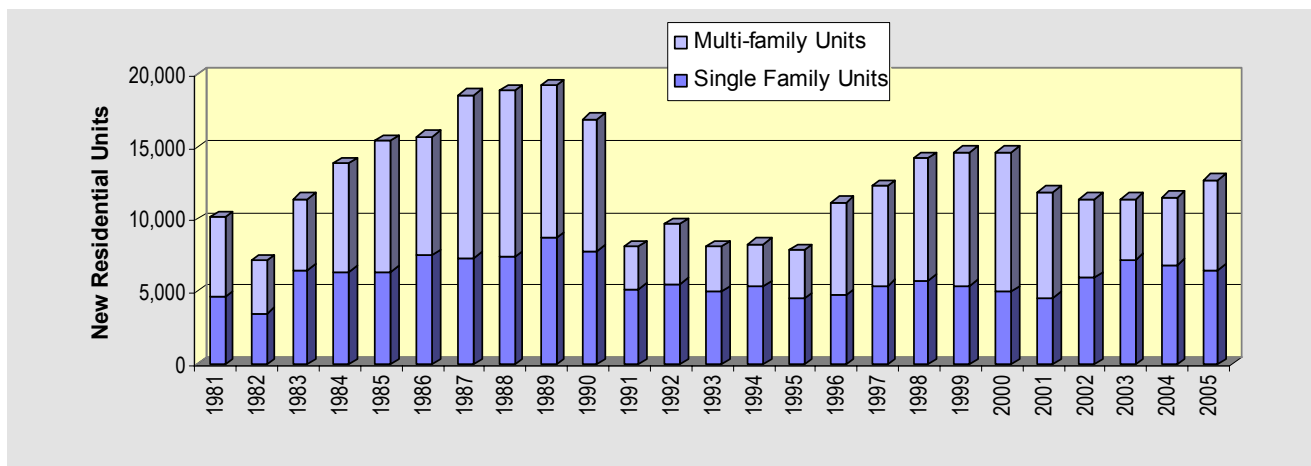
Residential construction had a significant increase in 2005 with 12,754 new housing units, up 10% or almost 1,200 new houses and apartment units from 2004. Permits for single family construction have stayed remarkably consistent each year since 1993, at about 5,000 – 6,000 new houses in King County except for 2003. Only 25% of the county's new houses were permitted in unincorporated areas – the lowest unincorporated percentage since the AGR began reporting in 1983. The cities together permitted more than 4,900 houses, led by Seattle, Issaquah, Renton, and Maple Valley each with more than 400 new houses.

Multifamily construction is often much more volatile, responding to changes in the regional economy. In 2005, multifamily construction increased considerably to about 6,200 new apartments and condominium units. That is up 31% (1,482 units) from 2004. Total new construction is comparable to the mid-1990s, but well below levels of the late 1980s and late 1990s. Seattle completed 3,062 multifamily units, up from 2004 but well below the boom years around 2000.

With the rise in single family construction, formal platting activity has remained at a high level in 2005. More than 4,100 new residential lots were recorded in subdivisions – similar to 2004 levels. More than one third of the year 2005 recorded lots were in unincorporated King County (1,568 lots). In 2005, unincorporated Soos Creek had the most recorded lots with 500 amongst the unincorporated areas. The city of Renton among incorporated areas had the highest number of lots recorded with 392, followed closely by the city of Snoqualmie with 386 lots, mostly in the Snoqualmie Ridge Master Plan Development. The city of Maple Valley recorded a close third with 379 lots and then followed Issaquah, fourth with 289.

The chart below demonstrates that the residential construction has remained strong in King County during the early years of this decade, despite a major recession. This trend contrasts markedly with the decreases in construction during the early 1980s and early 1990s.

Total New Residential Units Permitted Single Family and Multifamily 1981 – 2005



Definitions

King County Growth Terms

Annexation - Adding or taking more land into a city's jurisdiction.

Growth Target - Policy statement indicating an approved number of new households and jobs to be accommodated in a jurisdiction during the 20-year Growth Management period.

Incorporated - Within a city, or the city's jurisdiction. King County contains 35 whole incorporated cities and parts of four others.

Rural Areas - Unincorporated areas outside the Urban Designated Area on which little residential or job growth is planned.

Rural Cities - Cities in rural areas. There are six in King County: Carnation, Duvall, Enumclaw, North Bend, Skykomish, and Snoqualmie.

Subareas - Grouping of King County by geographic areas. See subareas map on page 47.

Suburban Cities - The cities in King County excluding Seattle. Includes rural cities.

Transportation Concurrency - requires that transportation facilities must be available to carry the traffic of a proposed development. A certificate of transportation concurrency is issued when a proposed development meets the county's adopted level of service standards. Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

Unincorporated - Outside any city and under King County's jurisdiction.

Urban Centers - Areas located in cities which are meant to accommodate concentrations of housing and employment over the next 20 years.

Urban-Designated Areas - Areas designated for urban use under the Growth Management Act with activities supported by urban services and facilities.

Economic Terms

Affordable Housing - Assumes that no more than 25% of a homeowner's income goes to mortgage payments (exclusive of tax and insurance costs), and that no more than 30% of a renter's income goes to rent payments.

Affordability Gap - The difference between the average home sales price or apartment rental price and the affordable price. See pages 80-81.

Covered Employment - Workers covered by unemployment insurance. They make up approximately 90% of total employment. Covered employment excludes military, railroad, and self-employed persons.

Household - An occupied housing unit; can consist of one person, unrelated persons, or a family.

Income - Wage and salary income; self-employment income (farm or non-farm); interest, dividend, and rental income; Social Security income; public assistance; retirement and disability pensions; and other income.

Mean - Same as average. The sum of observations divided by the total number of those observations.

Median Income - The median divides all households into two equal groups, one half above the median income and the other half below.

Nonagricultural Wage and Salary Employment - Includes all full- or part-time jobs listed by place of work. Excludes self-employed, armed services, private household workers and agricultural workers.

Personal Income - An aggregate measure of income received by all residents of an area. It includes earnings, rents, interest and dividends, benefits, and transfer payments such as Social Security.

Per Capita Personal Income - Personal income divided by the total population of an area.

Real Income - An income figure that has been adjusted to account for inflation to represent dollar value in a given year.

Unemployment rate - The percentage of the civilian labor force that is unemployed and actively seeking employment.

Residential Development Terms

Applications/Recorded Applications - Applications refer to the first step in the subdivision process, and recording is the last step before issuing of building permits.

Formal Plat - A subdivision that creates any number of lots, but typically involves a minimum of five lots (ten in some cities), and requires a public hearing and the approval of the King County Council or city council.

Multifamily - Housing structures with more than one unit. Includes duplexes, apartments, and condominiums.

Redevelopable - Parcels are defined as those that have an assessed improvement value of less than 50% of the total assessed land value.

Short Plat - A subdivision that is limited to four lots (nine in some cities), and is approved administratively by King County's Department of Development and Environmental Services or, when jurisdiction resides in an incorporated area, by cities.

Single Family - Individual housing structures including conventional houses and, unless otherwise indicated, mobile homes.

Subdivision - Land that has been divided into legal lots, or the process of dividing land into lots.

Vacant - Land with no structure, and land with little or no improved value.

II. The King County Benchmark Program

Monitoring the Countywide Planning Policies by Identifying Trends in Community Indicators

Background

In 1990 the Washington State Legislature passed the Growth Management Act (GMA). For the first time in the State's history, all urban counties and their cities were required to develop and adopt comprehensive plans and regulations to implement the plans. To achieve a coordinated countywide plan across King County's jurisdictions, GMA further required that King County and its now 39 cities develop framework policies- the King County *Countywide Planning Policies*- to guide the development of the jurisdictions' plans.

In order to obtain interjurisdictional coordination, the Growth Management Planning Council (GMPC) is responsible for defining and refining the policies in the *Countywide Planning Policies*. The original *Countywide Planning Policies* were adopted by the Metropolitan King County Council and ratified by the original 31 cities in 1994. Since then, they have been amended several times.

Purpose

The *Countywide Planning Policies* are goals for maintaining and improving the quality of life in King County. To measure our progress in attaining these goals, the GMPC identified 45 community indicators in five policy areas: economics, environment, affordable housing, land use, and transportation. As one of the first and most durable efforts at monitoring outcomes in the public sector, the King County Benchmark Program was created to measure broad quality-of-life outcomes to determine if public policy and programs are making a difference.

Public outcome monitoring is a strategy to promote accountability and adaptability: it alerts us to what we are doing well, and to where we need to do better. It is intimately connected to both the policy goals that it monitors, and to the strategic planning, programs, and services that are intended to implement those goals. Effective implementation of countywide policies also depends on strategic planning and performance monitoring at the jurisdictional and department levels. For example, monitoring how efficiently we are using urban land countywide presumes that responsible jurisdictions and departments are undertaking the appropriate actions to use urban land efficiently, and are tracking the effectiveness of their programs in achieving the countywide goal.

It is important to note that macro-level outcome measurements such as the 45 Benchmark Indicators are often affected by external factors outside the direct control of government agencies. Some, such as the economic indicators, are less responsive to local government strategies than others, such as land use indicators. But policy goals imply that something can be done. Through concerted efforts in both the public and civic sectors we can have some effect on all of these indicators. The intention is to work collaboratively to define the society we want to create and inhabit. Tracking these indicators allows policy-makers to know if we are improving the quality of our lives in King County and effecting positive change.

The following pages select several indicators from the 45 that make up the King County Benchmark Program and key findings in the five policy areas.

Economic Development. Following several years of economic slowdown, signs of growth suggest a recovery is underway in King County. King County's unemployment rate fell to 5.1% in 2004, dipping below 5% in 2005. However, employment growth has been unevenly distributed as construction, health care, administrative professions, and the hospitality industry saw growth while losses occurred in finance and insurance and manufacturing (mainly aerospace manufacturing).

Though employment has dropped, wages and income have struggled to keep up with inflation. Excluding the software industry, real wages grew by a little over 1% per year from 2000 to 2004. After extraordinary growth in the mid to late 1990's, annual wages for software publishers decreased almost 20% per year since 1999 when they peaked at nearly \$190,000 (average employee wage in real dollars). The high wages in 1999 were bolstered by stock options paid out in the software industry.

When adjusted for inflation, median household income grew 2% from 2000-2004, however the proportion of households earning under 50% and more than 150% of median household income grew while the proportion of households earning between 50% and 149% of the median shrank.

With uneven growth in incomes, many households continue to struggle to make ends meet. While the poverty rate in King County is significantly lower than the national rate, it has grown at a faster rate, increasing to 10.4% in 2004 from 8.4% in 2000.

Transportation. Following the national trend, commute times in King County increased over the last two decades, though the average commute time in King County has remained under 30 minutes. Several factors have contributed to increasing commute times in King County. Commercial traffic has grown over the last decade, employment has rebounded since the recession from 2001 to 2003 and a large proportion of workers continue to commute alone.

In 1994, trucks accounted for approximately 5.3% of the vehicular traffic on King County highways, increasing to 7.3% of that traffic in 2004. Part of this increase may be due to increased trade activity. Since 1996, the Port of Seattle has seen a 42% increase in container volume moving through the seaport. In addition to rail transport, truck traffic will continue to grow in order to accommodate trade activity at the port.

Economic recovery has also brought growth in King County's workforce. Following a net job loss from 2000 to 2003, employment is again increasing and more workers are commuting on our highways. In 2004, 70% of King County residents drove alone to work. This is down slightly from 71% in 1990, but higher than the 64% who commuted alone in 1980. The percentage of residents using carpools decreased from 17% in 1980 to 10% in 2004.

King County Metro Transit, Community Transit and Sound Transit reported almost 109 million passenger boardings in 2005, including 95 million riders on scheduled Metro Transit routes. While Metro has consistently accounted for the majority of passenger boardings in King County, the proportion of passengers on non-Metro managed transit services grew from 5% in 2000 to 7% in 2005. According to these providers, transit ridership dipped with the recession but has now surpassed year-2000 levels.

Environment. King County residents maintain a notable record of residential recycling, reducing water consumption, conserving energy in our residences and workplaces and preserving the quality of our rural streams, lakes and habitat. In addition, noise at our airports has been reduced, largely due to federal regulation, and we are conserving and regenerating our forests, reducing flooding and improving stormwater runoff.

However, there continue to be areas of particular concern for King County. Despite a slight decline after 2000, King County's total energy consumption increased about 10% from 1990 to 2004. Since 1996, per capita consumption of non-petroleum energy (electricity and natural gas) has declined seven percent while per capita use of petroleum energy has risen almost seven percent.

Vehicles in King County traveled 16.2 billion miles in 2003, nearly 20% higher than in 1990 even though per capita vehicle miles traveled (VMT) has remained relatively stable over that time period. VMT measures all vehicles on the streets and highways of King County in a given year. The increase in VMT since 1990 reflects an increased rate of commercial traffic on King County's highways, as well as the growth in population.

Finally, efforts are being made to decrease the amount of waste produced in King County through recycling, food waste collection programs and commercial paper waste reduction programs. The notable countywide recycling rate of 49.3% was considerably higher than the national average rate of 30% for residential recycling in 2004.

Affordable Housing. King County had considerable success in creating and preserving affordable units in 2003. With nearly \$20 million in local funding, over 1,750 units were created or preserved for long-term affordability. This was up from \$17.8 million in 2002 local funding.

However, affordable housing is still lacking for many King County residents. Among all households, 46% of renters and 32% of home owners were paying more than 30% of their income for housing costs in 2002. When households pay more than 30% of their income for housing, resources are often diverted from other essentials such as food, healthcare, clothing, and utilities as well as saving for future needs, such as college tuition and retirement. This is particularly true for those households in the lower income groups.

The King County median home price in 2004 was \$293,000, up 9% from 2003. During the 1997-2004 period, home prices grew at a faster rate than incomes, yet despite this King County's home ownership rate rose above 61% for the first time since 1980. With low interest rates and modest signs of a recovery from recession, more King County households took the opportunity to buy a home, many of them for the first time.

Land Use. The King County Countywide Planning Policies (CPPs) call for development to occur within the Urban Growth Area (UGA) to promote efficient use of land. Growth is to be directed first to urban centers, then to areas already urbanized and lastly to areas requiring major infrastructure improvements. Between 1996 and 2002, the percent of residential growth in the rural areas was cut in half, from 8% to 4%. Since 2001, over 95% of residential development has occurred in the UGA.

From 1996 to 2004, King County's urban population has grown 9.4% while 4.5% of the county's urban land was newly-developed. During this time period, plat densities increased throughout the urban area, from an average of 4.6 lots per acre (from 1996 to 2000) to 6.4 lots per acre in 2004. Likewise, densities achieved by new permits in single family zones increased from 3.8 dwelling units (DU) per acre in the 1996-2000 period to 5.3 DU in 2004.

The Urban Center strategy—whose goal is to attract employment and housing in the county's urban centers—is an important element of the Countywide Planning Policies. On the whole, the strategy has been successful but growth has not been evenly distributed among the centers. Between 1995 and 2004, over half of all Urban Center housing growth occurred in just two of the Centers: the downtown areas of Seattle and Bellevue. Over a quarter of the remaining housing growth over the time period occurred in three Seattle area Urban Centers: U-District, 1st Hill/Capitol Hill, and Uptown/Seattle Center.

As employment centers, the urban centers were particularly susceptible to the recession, losing 11% of their jobs from 2000 to 2003. However, from 1995 to 2002, 24% of all jobs created in King County were in urban centers. Another 15% were in Manufacturing/ Industrial Centers. Together these centers accommodated almost 40% of job growth during that time period.

The executive summary provided in this chapter highlights only a selection of the trends reported since last fall. The Affordable Housing Indicator is drawn from its 2004 published report; an updated report for this indicator will be published in Fall 2006. The Environment and Land Use Indicators are drawn from their 2005 reports. Economic and Transportation Indicators are drawn from their reports published in 2006.

ECONOMIC DEVELOPMENT

OUTCOME: INCREASE EDUCATIONAL SKILL LEVELS

- The educational background of King County's adult population continues to improve, as 43% of King County residents have a Bachelor's degree or higher and 91% have graduated from high school.
- King County's adult population displays a higher educational background than both Washington State (89% HS, 31% BA) and the country as a whole (84% HS, 27% BA).
- Men and women in King County are equally likely to have earned a high school diploma, however 46% of the male population over 25 has earned a Bachelor's degree or higher, while 41% of the female population over 25 has done so.

Educational Background of Adult Population in King County					
Percent of population over 25 with:	1970	1980	1990	2000	2004*
High School Diploma or Higher	69%	83%	88%	90%	91%
Some college (no Bachelor's degree)	16%	23%	32%	31%	30%
Bachelor's Degree or Higher	17%	26%	33%	40%	43%
*Based on American Communities Survey 2004 (U.S. Census Bureau); other years are decennial census					

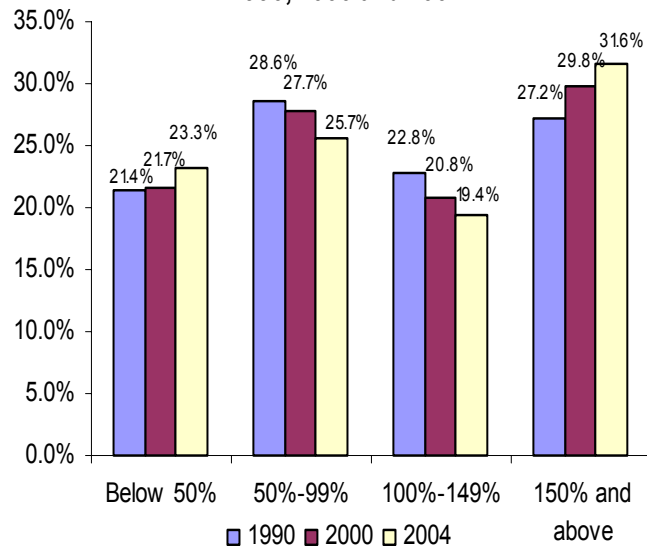
2004 Cohort Graduation & Dropout Rates by Ethnicity: Washington State and King County				
	WA State	King County		
Ethnic Group	On-Time Grad. Rate	Percent Remaining in Cohort at the end of 12th Grade	On-Time Grad. Rate	Annual Drop Out Rate
American Indian	48.1%	71.3%	53.5%	8.2%
Asian	78.3%	91.6%	83.1%	2.4%
Black	55.5%	81.1%	67.1%	6.2%
Hispanic	54.5%	77.5%	63.8%	6.5%
White	74.0%	83.8%	76.8%	4.3%

- The rate of on-time graduation in King County increased from 66.5% in 2003 to 75.0% in 2004. The Washington State Office of Superintendent of Public Instruction attributes this improvement to better record keeping and data analysis by the state, as well as increased efforts by educators.
- In 2004, 71.4% of males graduated on time, while almost 79% of the females achieved the same distinction. The graduation rate in King County exceeded the rate for Washington State as a whole (70.6%).
- There is continuing disparity in the graduation and dropout rates among different ethnic groups. However, there has been improvement in the on-time graduation rate for all groups, notably among Black and Hispanic students whose graduation rates increased 24.4% and 21.9% respectively.

OUTCOME: INCREASE INCOME AND REDUCE POVERTY

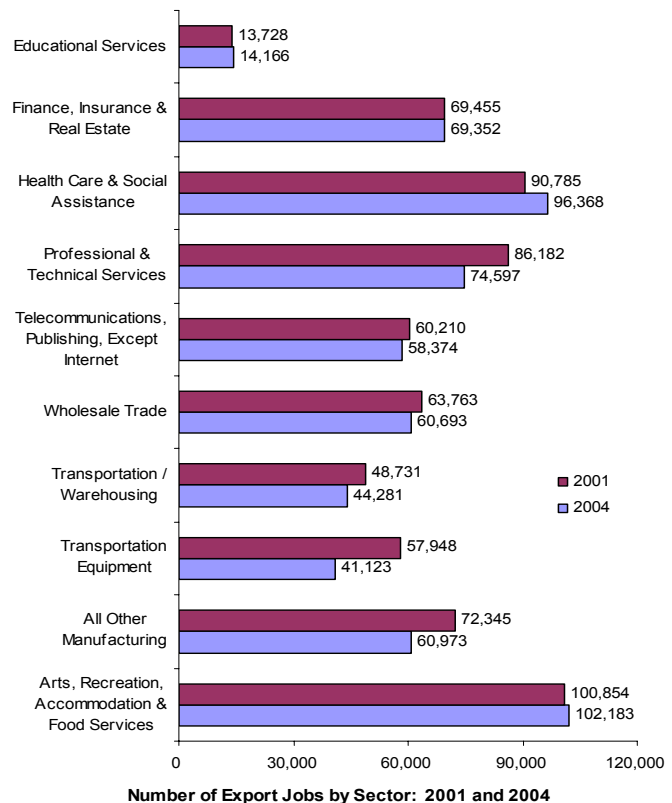
- Although the total number of households in King County increased nearly 20% from 1990 to 2004, most of this growth occurred in the highest and lowest income categories. From 1990 to 2004, the number of households earning above 150% of median income increased nearly 40% while the number of households earning less than half of median income increased nearly 30%. In 2004, nearly a third of all households in King County earned above 150% of median household income.
- In contrast, the number of households in the middle income categories (50% - 149% of median income) has grown only slightly. Consequently, the proportion of households in the middle income categories has dropped, decreasing from 51% in 1990 to about 45% of the total households in 2004.

**King County Household Income Distribution:
1990, 2000 and 2004**



OUTCOME: INCREASE JOBS THAT ADD TO KING COUNTY'S ECONOMIC BASE

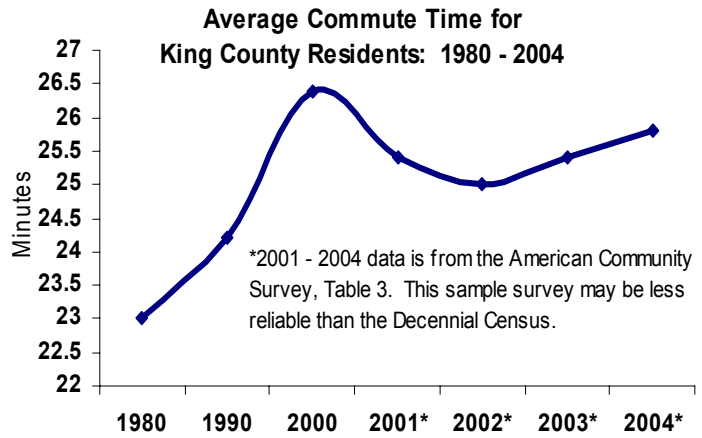
- The “export” or “basic” sector of King County’s economy has diversified since 1980 when the manufacturing sector accounted for over 40% of all export jobs. At that time, transportation equipment manufacturing, including aerospace, represented 23% of the jobs in the export sector. Today, manufacturing provides less than 17% of all jobs that export goods outside of the region.
- Overall, King County experienced a 6% loss of export jobs between 2001 and 2004. Export jobs currently make up about 57% of total jobs in King County.
- Between 2001 and 2004, the largest gains in the export sector have occurred in health care and social assistance. Conversely, transportation equipment manufacturing experienced the greatest decrease in jobs, losing nearly 30% since 2001. Other manufacturing jobs and professional/technical service jobs also experienced losses.



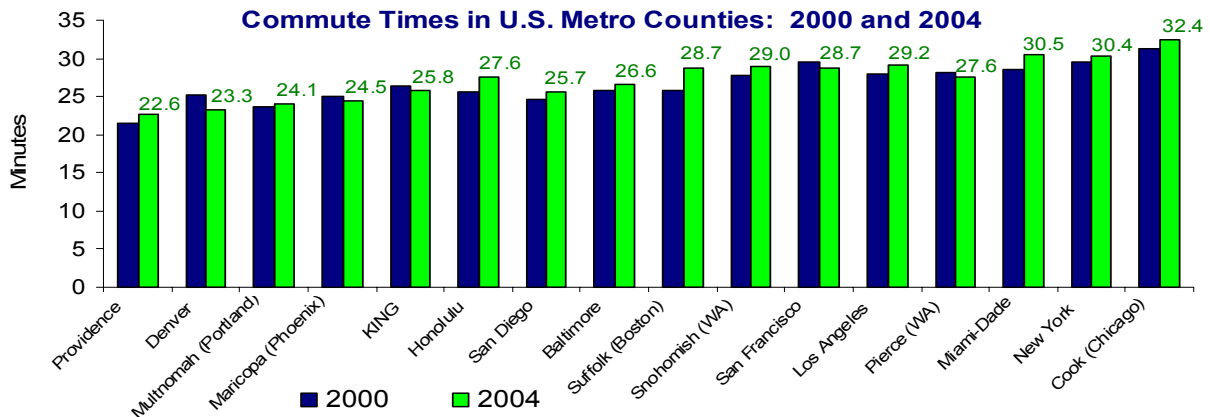
TRANSPORTATION

OUTCOME: ENCOURAGE LINKAGES BETWEEN RESIDENCES, COMMERCIAL CENTERS AND WORKPLACE LOCATIONS

- From 1990 to 2000 average commute times for King County residents rose from 24.2 minutes to 26.5 minutes, an increase of about 9.5%. After dipping in 2001 and 2002, commute times began to climb once again.
- According to the Census Bureau's American Community Survey (ACS) the average King County resident commuted 25.8 minutes one-way in 2004, up slightly from the 25.4 minutes reported in 2003. This trip time includes all forms of commuting. The national average commute time in 2004 was 24.7 minutes.

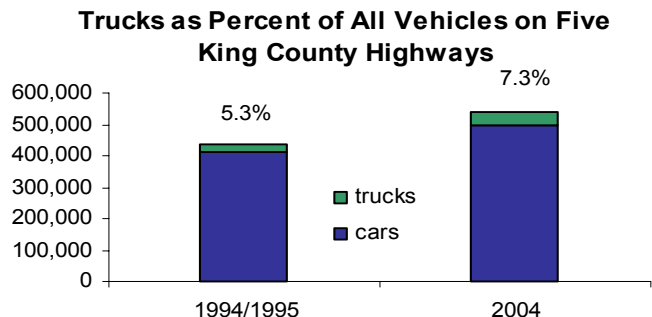


- Of the 236 counties surveyed by ACS, King County had the 89th longest commute time in 2004. King County's commute time is relatively low among major metropolitan counties.



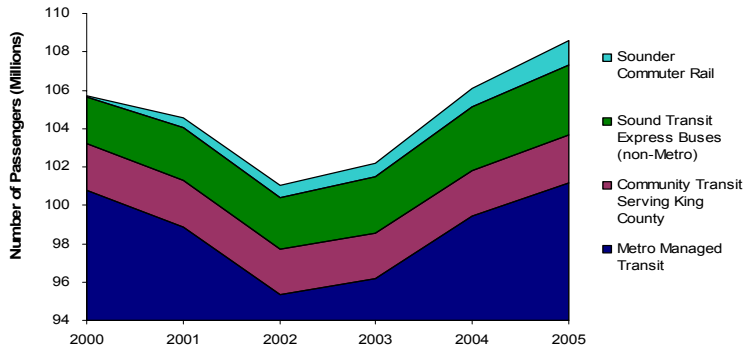
OUTCOME: IMPROVE ABILITY OF GOODS AND SERVICES TO MOVE EFFICIENTLY AND COST-EFFECTIVELY THROUGH THE REGION

- Truck traffic has been increasing faster than car traffic on major King County highways, attributed to increased trade activity. Truck traffic now accounts for 7.3% of all vehicles on the five King County highways sampled. Since 1996, the Port of Seattle has seen a 42% increase in container volume moving through the seaport.



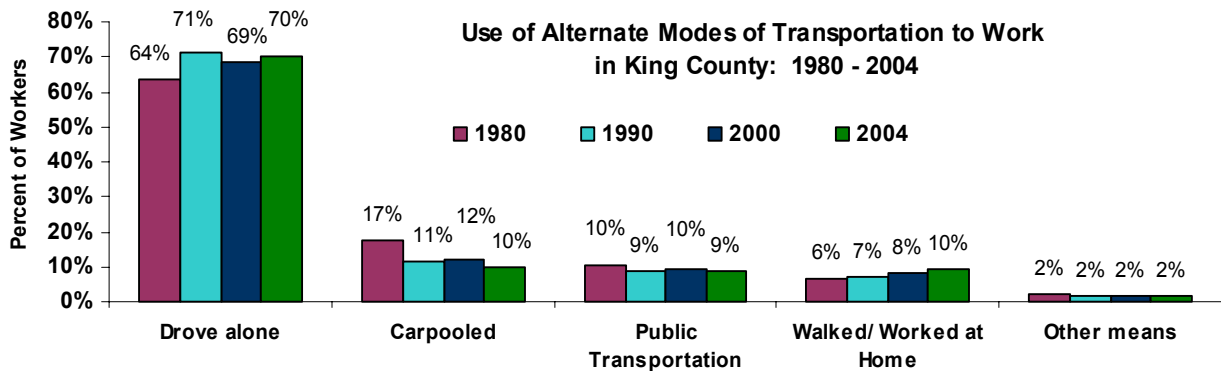
OUTCOME: INCREASE THE USE OF MODES OF TRANSPORTATION OTHER THAN SINGLE OCCUPANCY VEHICLES

**Total Annual Passenger Boardings on Metro Transit,
Community Transit, and Sound Transit: 2000-2005**

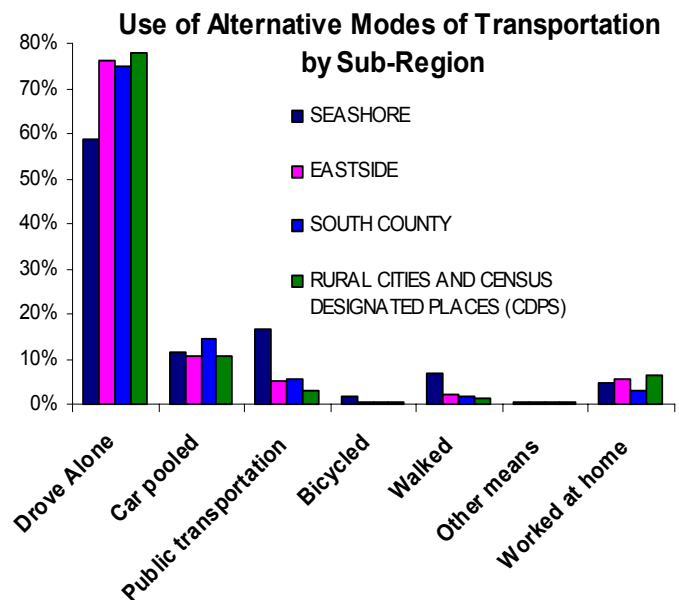


- Public transit usage has been increasing since 2002, with almost 109 million passenger boardings in 2005. Bus ridership had decreased as employment in King County remained relatively low in 2001 and 2002. Recent job growth following the recession has led to more riders on Metro Transit. Both Sound Transit and Sounder Commuter Rail saw rapid growth from 2000 to 2005.

- Despite the increase in total annual passenger boardings of public transportation, only 9% of King County residents use public transportation for their commute, down slightly from 10% in 2000. In 2004, 70% of King County residents drove alone to work, compared with just 64% in 1980. Carpooling decreased dramatically between 1980 and 1990, but has remained relatively stable since 1990.



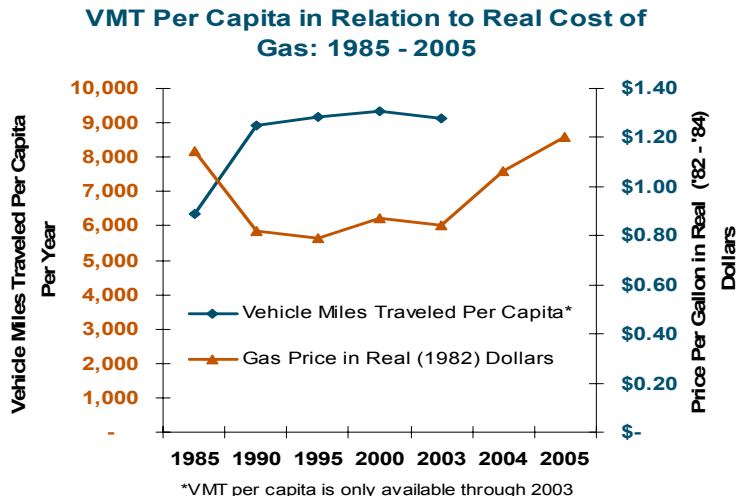
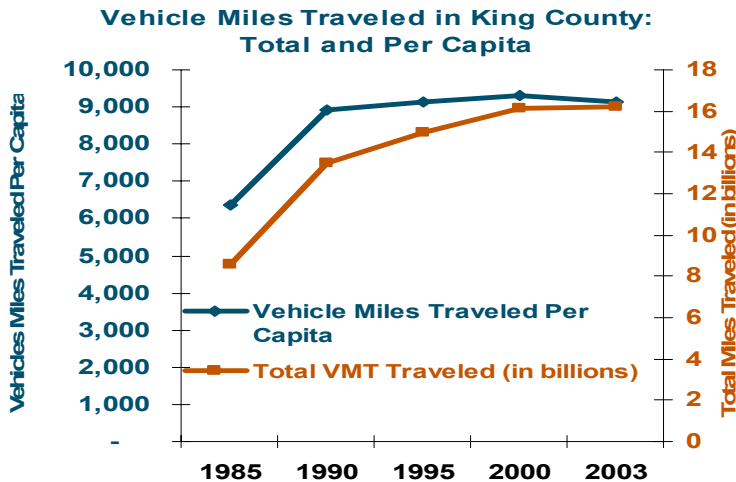
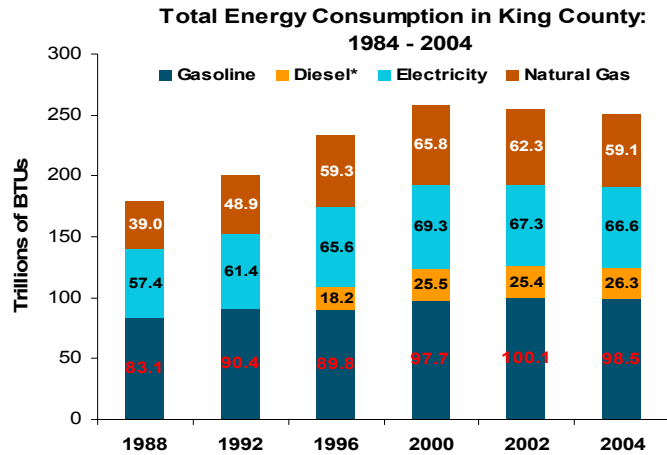
- The proportion of people who work at home or walk to work has increased steadily from 6% in 1980 to 10% in 2004. This trend may be due to changes in information and communication technologies, which have allowed more people to work flexible hours or work from home.
- In the densely-populated SeaShore sub-area (Seattle, Shoreline and Lake Forest Park), commuters are much more likely to use alternatives to SOVs. According to the 2000 census, while 58.5% still drove alone, nearly 17% used public transportation, 11.5% used carpools, 7% walked and almost 2% bicycled. Another 4.5% worked at home.



ENVIRONMENT

OUTCOME: IMPROVE AIR QUALITY

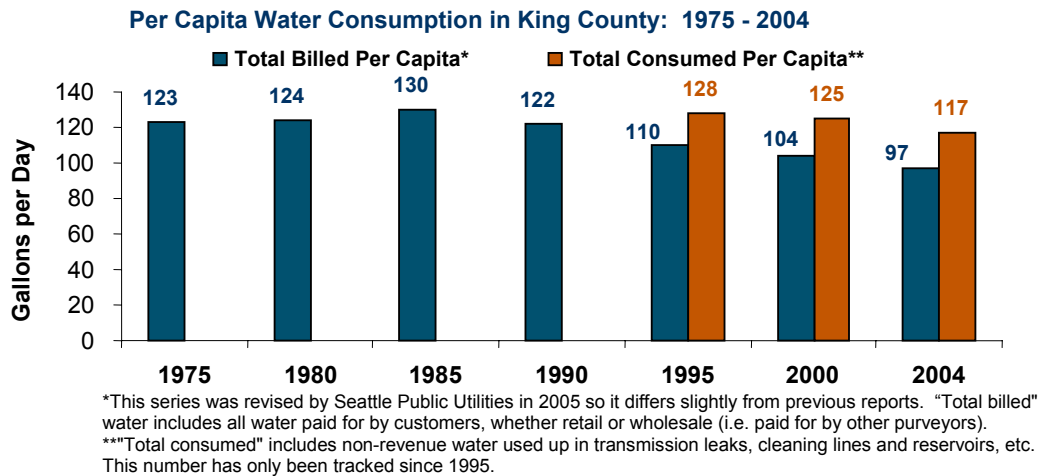
- Despite a slight decline from 2000 to 2004, King County's total energy consumption increased about 10% from 1990 to 2004, (not including diesel consumption for which data was not collected until 1996).
- After peaking between 1999 and 2002, per capita energy consumption is now at about the same level as it was in the mid 1990s. Per capita consumption of non-petroleum energy (electricity and natural gas) has declined 7% since 1996. On the other hand, per capita use of petroleum energy has risen almost 7% since 1996.



- The average King County resident traveled 9,124 miles on county streets and highways in 2003, in either commercial or private vehicles. Vehicle miles traveled (VMT) per capita appears to be holding relatively steady since 1990, though a recent slight decline may be attributed to the rising cost of gasoline.
- Vehicles in King County traveled 16.2 billion miles in 2003, and total VMT continues to rise slightly as population increases, despite the fact that per capita VMT has stabilized or declined.
- The rise in the real cost of gasoline, after more than a decade of stable gas prices (in real dollars), may continue to lower the per capita VMT or encourage a return to more fuel-efficient vehicles.

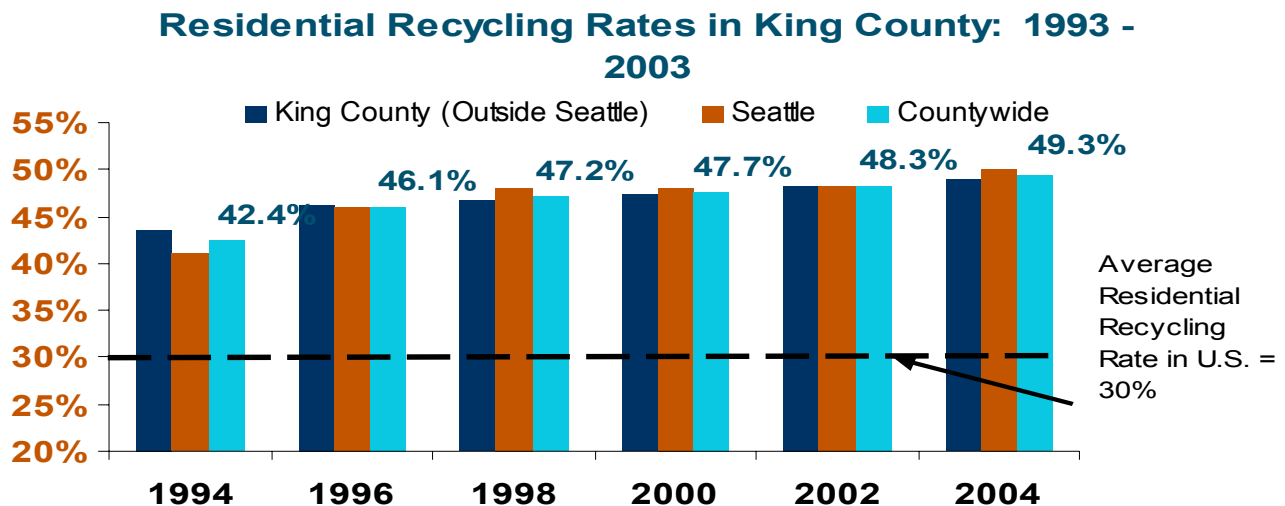
OUTCOME: PROTECT WATER QUALITY AND QUANTITY

- Total water consumed per person in 2004 has decreased since 1995 for King County residents served by Seattle Public Utilities, which serves about 73% of the county's population.
- With minor variations, per capita billed water consumption has shown a downward trend since 1985. Per capita billed consumption is now 25% lower than its peak in 1985. Over the long term, total water consumption will increase with population and employment growth.



OUTCOME: DECREASE WASTE DISPOSAL AND INCREASE RECYCLING

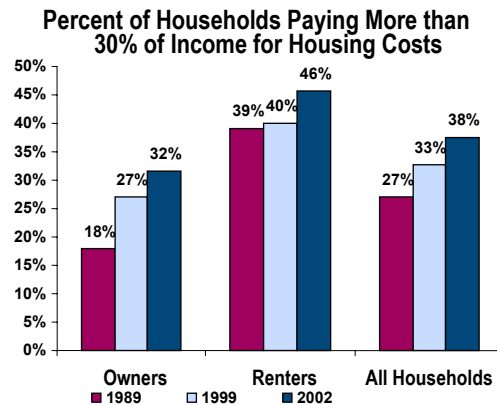
- The residential recycling rate is improving steadily throughout the county. The recycling rate for King County is nearly 50%. This rate compares favorably with the average residential recycling rate nationwide, which stands at around 30%.



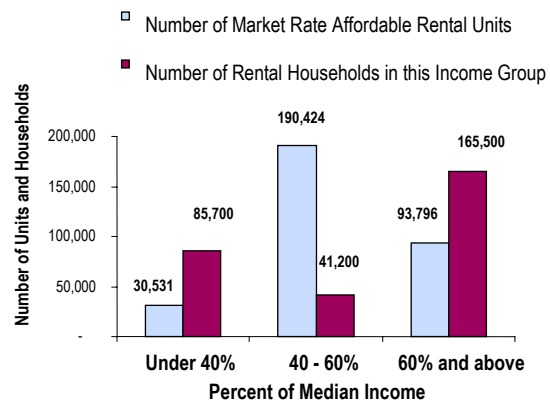
AFFORDABLE HOUSING

OUTCOME: PROVIDE SUFFICIENT AFFORDABLE HOUSING FOR ALL KING COUNTY RESIDENTS

- Since 1989, the share of both renter and owner households that pay more than 30% of household income for housing costs has increased from 27% to 38% since 1989.
- In 2002, 46% of renter households paid over 30% of their income for housing compared with 40% just three years previous. Likewise, 32% of home owners paid more than 30% of their income for housing in 2002, up from 27% in 1999.
- With a vacancy rate of over 7% in 2004, King County's 315,000 rental units provide a sufficient amount of housing for its 292,000 rental households. However, the supply of rental housing is not necessarily affordable to all renters. There is no affordable rental housing for 99.5% of the households that earn 30% of median income or less. A household in this income group earns no more than \$18,100 and can afford \$450 at most per month for rent.
- About 40% of King County's rental households earn above 80% of median income. Almost 100,000 of these households must occupy rental units that would be affordable to lower income levels.



Supply and Demand for Rental Units in King County: 2003



Supply and Demand for Affordable Rental Housing: 2004					
Percent of Median HH Income	Upper Income Break	Affordable Rental Range in 2004	Number of Market Rate Affordable Rental Units (Vacant as well as occupied)	Number of Rental Households in this Income Group	Cumulative Deficit or Surplus of Supply to Demand
Under 30%	\$ 18,100	Under \$450	315	65,000	(64,685)
30 - 40%	\$ 24,160	\$450 - \$600	30,216	20,700	(55,169)
40 - 50%	\$ 30,200	\$600 - \$750	107,959	20,500	32,290
50 - 60%	\$ 36,240	\$750 - \$900	82,465	20,700	94,055
60% - 80%	\$ 48,300	\$900 - \$1200	74,911	39,400	129,565
80% and above		Over \$1200	18,885	126,100	22,350
Median Household Income = \$60,400			314,750	292,400	22,350

LAND USE

OUTCOME: LIMIT GROWTH IN RURAL/RESOURCE AREAS; ENCOURAGE A GREATER SHARE OF GROWTH IN URBAN AREAS AND URBAN CENTERS

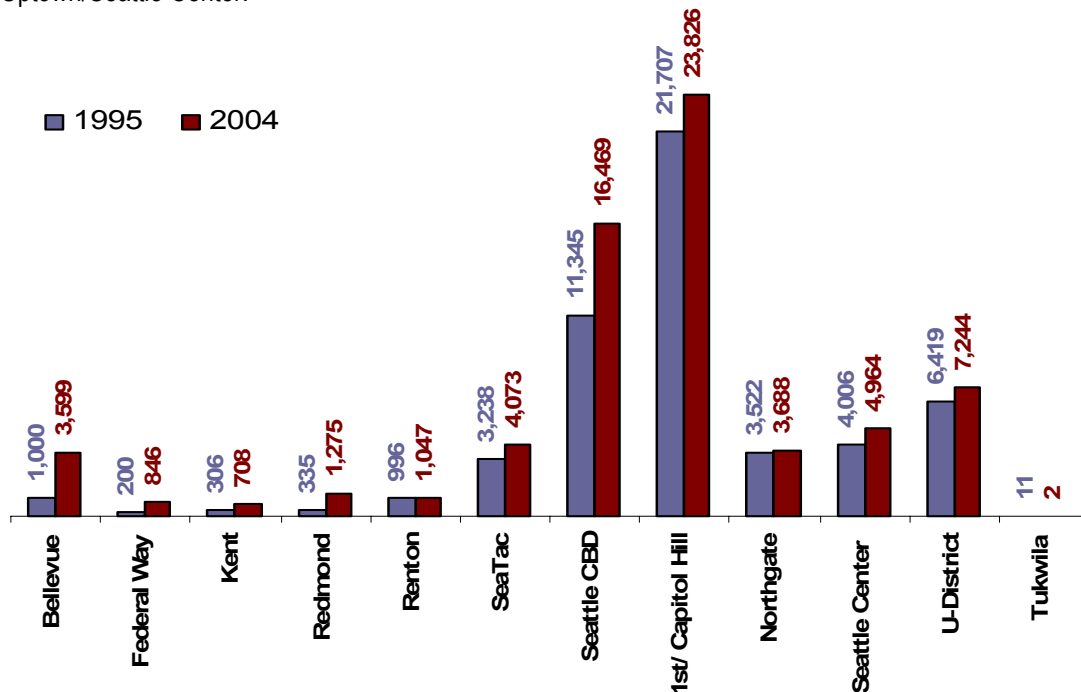
- In 2004, King County had about 785,000 housing units, with 93% of those existing in urban areas. Despite covering just 3% of the Urban Growth Area, about 9% of the county's total housing exists in designated Urban Centers.
- From 1995 to 2004, the number of housing units in King County increased 12%, up from nearly 700,000 units. Housing growth in Urban Centers outpaced the countywide rate of growth, adding almost 20,000 units for a 28% increase. In that time period, Urban Centers collectively accommodated 17% of the housing growth in King County from 1995-2004. This does not include housing growth in the Urban Centers that were designated after 1995.

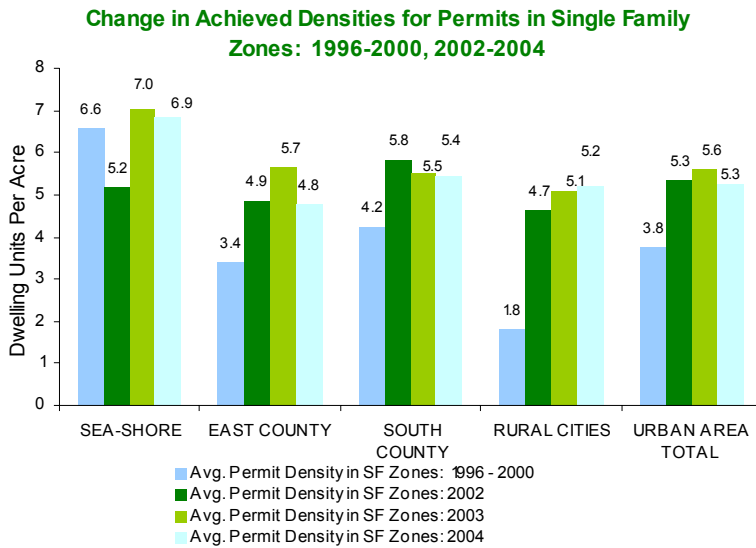
King County Urban Center Housing Growth, 1995 - 2004

	# units 1995	# units 2004	# change '95 - '04	% change '95 - '04
Auburn*	No data	1,087	N/A	N/A
Bellevue	1,000	3,599	2,599	260%
Burien*	No data	1,077	N/A	N/A
Federal Way	200	846	646	323%
First Hill/Capitol Hill (Seattle)	21,707	23,826	2,119	10%
Kent	306	708	402	131%
Northgate (Seattle)	3,522	3,688	166	5%
Redmond	335	1,275	940	281%
Renton	996	1,047	51	5%
SeaTac	3,238	4,073	835	26%
Seattle Downtown	11,345	16,469	5,124	45%
Totem Lake (Kirkland)*	No data	2,944	N/A	N/A
Tukwila	11	2	(9)	-82%
U-District (Seattle)	6,419	7,244	825	13%
Uptown/Seattle Center	4,006	4,964	958	24%
Total	53,085	72,849		

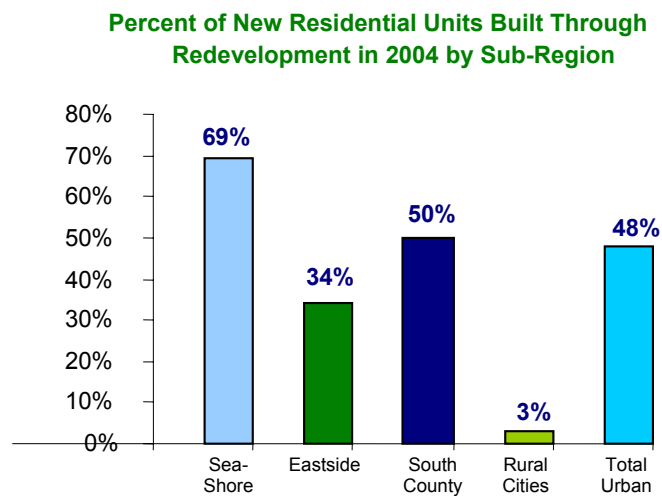
*Auburn, Burien and Totem Lake received their Urban Center status after 1995

- Housing growth has not occurred uniformly within King County's Urban Centers, though nearly every Center has seen an increase in housing since 1995. Between 1995 and 2004, over half of all Urban Center housing growth occurred in just two of the Centers: the downtown areas of Seattle and Bellevue. Over a quarter of the remaining housing growth over the time period occurred in three Seattle area Urban Centers: U-District, 1st Hill/Capitol Hill, and Uptown/Seattle Center.



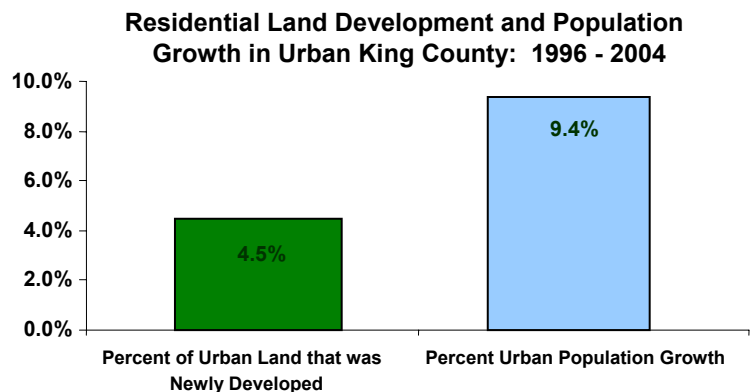
OUTCOME: MAKE EFFICIENT USE OF URBAN LAND

- For the urban areas in King County, net densities achieved by new permits in single family zones have increased from 3.8 dwelling units (DU) per acre in the 1996-2000 period to 5.3 DU in 2004.
- Over this time period, permit density increased most markedly in urban areas outside the already-dense SeaShore region. East County increased from 3.4 DU to 4.8 DU per acre in 2004; South County from 4.2 DU to 5.4 DU per acre; and Rural Cities from 1.8 DU to 5.2 DU per acre.



- In 2004, about 46% of new residential units in all King County were permitted on land that had a pre-existing use. In the urban area, the proportion of redevelopment was about 48%. Not surprisingly, redevelopment occurs at a higher rate in the SeaShore region that is already densely developed, while rural cities have a relatively low redevelopment rate.

- During the nine years from 1996 through 2004, King County's urban population has grown 9.4%, averaging about 1% per year. Growth was rapid from 1999-2001 but then slowed through 2003. In 2004, urban population grew to about 1,651,300, an increase of 9,000.
- In this same period, about 4.5% of urban land was newly-developed. This amounts to about 0.5% per year. Not surprisingly, urban land consumption also occurred at the greatest rate from 1999-2001.



III. King County in the Puget Sound Region

This chapter places King County within the context of the Puget Sound Region and gives an overview of the demographic, economic and development trends of King, Pierce, Snohomish, and Kitsap Counties. King County is the largest of the four counties in terms of both land area and population. King County influences and is affected by forces that have their origin beyond County borders. It is important to consider the role King County occupies and the forces which affect it across jurisdictional boundaries.

This chapter presents summary data for each county, and some tables provide detail on unincorporated areas and the largest city in each county.

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



Population 1980, 1990, 2000, 2003, through 2006

King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	2003 OFM Estimates	2004 OFM Estimates	2005 OFM Estimates	2006 OFM Estimates
<u>King</u>	1,269,898	1,507,319	1,737,034	1,779,300	1,788,300	1,808,300	1,835,300
Seattle	493,846	516,259	563,374	571,900	572,600	573,000	578,700
Balance	776,052	991,060	1,173,660	1,207,400	1,215,700	1,235,300	1,256,600
<u>Kitsap</u>	147,152	189,731	231,969	237,000	239,500	240,400	243,400
Bremerton	36,208	38,142	37,259	38,730	37,520	34,580	35,910
Balance	110,944	151,589	194,710	198,270	201,980	205,820	207,490
<u>Pierce</u>	485,667	586,203	700,820	733,700	744,000	755,900	773,500
Tacoma	158,501	176,664	193,556	196,300	196,800	198,100	199,600
Balance	327,166	409,539	507,264	537,400	547,200	557,800	573,900
<u>Snohomish</u>	337,720	465,628	606,024	637,500	644,800	655,800	671,800
Everett	54,413	69,961	91,488	95,470	96,840	97,500	101,100
Balance	283,307	395,667	514,536	542,030	547,960	558,300	570,700
<u>Puget Sound Region</u>	2,240,437	2,748,881	3,275,847	3,387,500	3,416,600	3,460,400	3,524,000
<u>Washington State</u>	4,132,353	4,866,663	5,894,121	6,098,300	6,167,800	6,256,400	6,375,600

Source: Washington State Office of Financial Management and 2000 US Census.

Median Income, 1999

Counties in the Puget Sound Region

	House- holds in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons 2000	Per Capita Income 1999
King County	711,235	\$53,200	423,511	\$66,035	1,737,034	\$29,521
Seattle	258,499	\$45,736	115,498	\$62,195	563,374	\$30,306
Kitsap County	86,393	\$46,840	61,518	\$53,878	231,969	\$22,317
Bremerton	15,025	\$30,950	8,427	\$36,358	37,259	\$16,724
Pierce County	260,897	\$45,204	181,466	\$52,098	700,820	\$20,948
Tacoma	76,127	\$37,879	46,446	\$45,567	193,556	\$19,130
Snohomish County	224,966	\$53,060	158,994	\$60,726	606,024	\$23,417
Everett	36,255	\$40,100	21,937	\$46,743	91,488	\$20,577

Source: U.S. Census 2000.

Different Measures of Income In King County

Income refers to money coming in to individuals and families from all sources: wages, interest, dividends, rents, social security and pensions. The 2000 Census reported 1999 income for households and families in King County.

Household Income is income earned by each household, which often includes more than one wage earner. A household is the person or group of people who occupy a housing unit.

Family income is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 2000.

Per capita income divides the total income by the total number of people in King County whether or not they earn any income.

The **median** is the midpoint of all household or family incomes. Fifty percent of the households or families have incomes below the median, and fifty percent are above the median.

The **mean** or **average** (not reported here) divides total income by the number of households or families. It is higher than the median because of the elevating effect of a few very high incomes. For this reason, the median is more often used to represent typical household or family income.

Non-Agricultural Wage and Salary Jobs

King, Kitsap, Pierce and Snohomish Counties

2000 through 2005 (in thousands)

KING COUNTY

Industry	2000	2001	2002	2003	2004	2005
Nat. Resources	1.3	1.2	1.1	0.8	0.8	0.7
Construction	65.0	63.4	58.0	57.5	59.5	63.0
Manufacturing	137.5	131.9	118.4	105.9	103.4	107.4
Trans. Equip.	58.3	57.9	51.0	43.6	41.2	44.2
Trade/Trans./Util.	241.0	236.3	225.0	222.1	222.7	222.7
Information	71.3	72.6	69.2	68.4	68.4	70.3
Fin./Ins./Real Est.	77.4	78.5	76.7	78.5	77.2	76.6
Prof. & Bus. Svcs.	187.0	174.1	162.4	160.2	163.7	173.3
Edu./Health	110.7	111.2	113.4	114.9	118.1	123.1
Leisure/Hospitality	101.9	101.9	99.7	100.9	103.8	106.3
Government	153.7	158.0	161.3	162.6	162.2	161.2
Other Services	39.1	39.0	39.8	39.9	40.5	41.5
TOTAL:	1,185.7	1,168.0	1,125.1	1,111.7	1,120.3	1,146.0

KITSAP COUNTY

Industry	2000	2001	2002	2003	2004	2005
Nat. Resources	0.1	0.1	0.1	0.0	0.1	0.1
Construction	4.1	4.4	4.5	4.4	4.8	5.0
Manufacturing	1.8	1.8	1.8	1.7	1.8	1.8
Trans. Equip.	N/A	N/A	N/A	N/A	N/A	N/A
Trade/Trans./Util.	12.3	12.3	12.4	12.8	13.3	13.8
Information	N/A	N/A	N/A	N/A	N/A	N/A
Fin./Ins./Real Est.	N/A	N/A	N/A	N/A	N/A	N/A
Prof. & Bus. Svcs.	6.3	6.2	6.7	6.9	7.5	8.0
Edu./Health	N/A	N/A	N/A	N/A	N/A	N/A
Leisure/Hospitality	7.2	7.0	7.2	7.4	7.7	8.0
Government	26.4	26.5	27.6	27.9	28.2	28.2
Other Services*	15.8	16.4	17.3	18.6	19.3	19.4
TOTAL:	73.7	74.9	77.7	79.8	82.6	84.4

PIERCE COUNTY

Industry	2000	2001	2002	2003	2004	2005
Nat. Resources	0.5	0.5	0.6	0.6	0.4	0.4
Construction	15.9	16.3	16.3	17.5	19.1	20.6
Manufacturing	22.4	21.6	19.9	18.8	19.0	19.7
Trans. Equip.	N/A	N/A	N/A	N/A	N/A	N/A
Trade/Trans./Util.	47.6	47.4	46.9	47.7	49.1	52.2
Information	3.8	3.6	3.0	2.9	3.1	3.4
Fin./Ins./Real Est.	13.2	12.9	12.8	13.5	13.8	14.3
Prof. & Bus. Svcs.	18.2	19.0	19.7	20.6	21.9	22.6
Edu./Health	37.2	35.8	37.1	37.9	37.8	38.3
Leisure/Hospitality	25.2	24.3	23.7	24.4	25.2	26.0
Government	50.1	51.6	52.4	52.7	53.5	54.3
Other Services	10.4	11.1	11.3	11.7	11.9	12.0
TOTAL:	244.4	243.9	243.6	248.2	254.8	263.7

SNOHOMISH COUNTY

Industry	2000	2001	2002	2003	2004	2005
Nat. Resources	0.5	0.8	0.5	0.5	0.4	0.4
Construction	18.2	17.9	17.8	16.6	17.2	19.3
Manufacturing	53.2	51.7	45.7	43.1	41.9	44.5
Trans. Equip.	31.5	31.2	27.1	24.2	23.0	25.1
Trade/Trans./Util.	37.2	36.4	36.2	36.4	37.3	39.3
Information	4.3	4.2	3.7	3.4	4.1	4.1
Fin./Ins./Real Est.	9.5	10.2	11.2	12.1	12.5	12.9
Prof. & Bus. Svcs.	15.2	15.7	16.1	17.0	18.3	19.2
Edu./Health	18.9	19.4	20.3	20.4	20.8	21.4
Leisure/Hospitality	18.7	17.9	17.8	18.7	19.4	20.6
Government	32.1	33.9	34.5	35.5	35.8	36.6
Other Services	8.4	8.5	8.5	8.6	8.5	8.6
TOTAL:	216.5	216.6	212.3	212.5	216.2	226.8

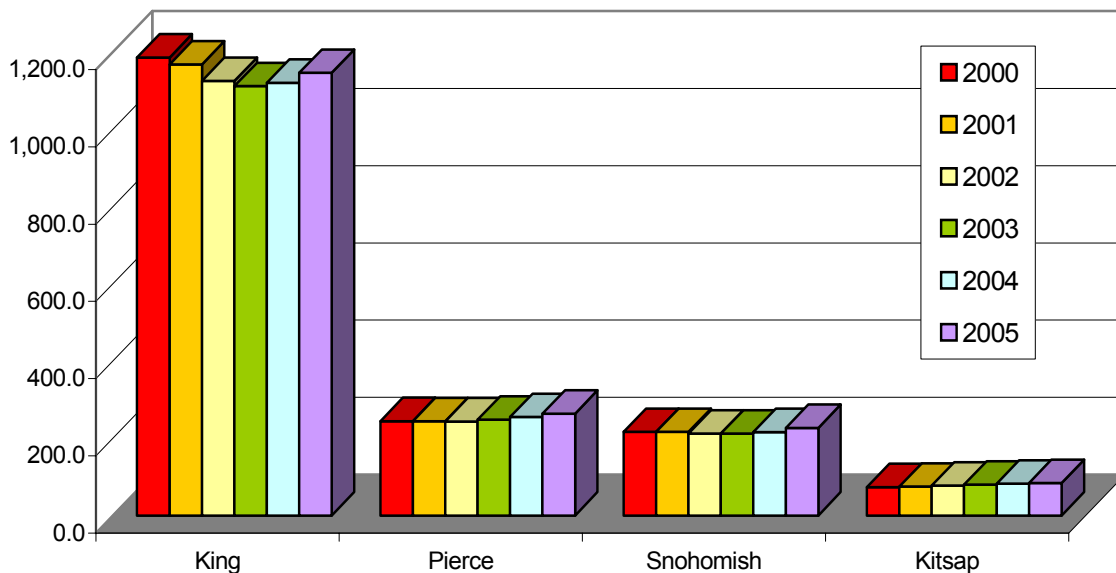
*Includes data for employees in Kitsap County not available at the sector level.

Sources: Washington State Employment Security Department and King County Office of Management and Budget, 2006

Non-Agricultural Wage and Salary Jobs in the Puget Sound Region 2000 through 2005 (in thousands)

Industry	2000	2001	2002	2003	2004	2005
Nat. Resources	2.4	2.6	2.3	1.9	1.7	1.6
Construction	103.2	101.9	96.6	96.0	100.6	107.9
Manufacturing	214.9	207.0	185.8	169.5	166.1	173.4
Trans. Equip.	91.8	91.1	80.0	69.8	66.2	71.2
Trade/Trans./Util.	338.1	332.4	320.5	319.0	322.4	327.9
Information ¹	79.4	80.4	75.9	74.7	75.6	77.9
Fin./Ins./Real Estate ¹	100.0	101.6	100.7	104.1	103.5	103.7
Prof. & Bus. Services	226.7	215.0	205.0	204.7	211.4	223.1
Edu./Health ¹	166.7	166.3	170.8	173.2	176.7	182.8
Leisure/Hospitality	153.0	151.1	148.4	151.4	156.1	160.8
Government	262.3	270.0	275.8	278.7	279.7	280.3
Other Services ²	57.8	58.6	59.6	60.2	60.9	62.1
TOTAL:	1,720.4	1,703.4	1,658.7	1,652.2	1,673.9	1,721.0

Total Jobs by County (in thousands)



¹Total does not include data for Kitsap County.

²Includes data for employees in Kitsap County not available at the sector level.

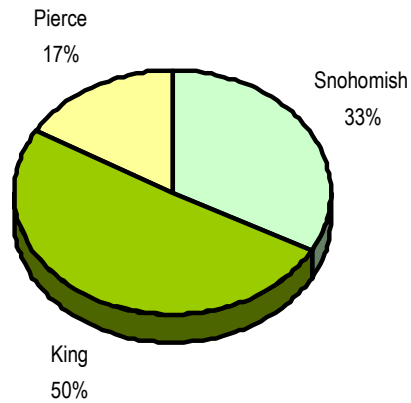
Sources: Washington State Employment Security Department and King County Office of Management and Budget, 2006

Jobs / Housing Balance: King County in the Puget Sound Region

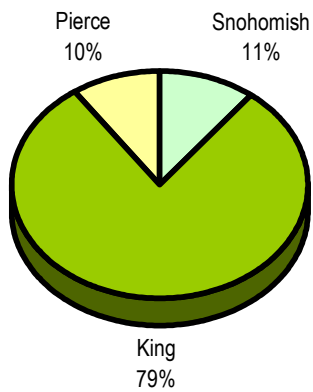
	<u>1995</u>	<u>2000</u>	<u>Percent of WA,2000</u>	<u>5 - Year Growth #</u>	<u>%</u>	<u>Growth as Percent of WA growth</u>
<u>King County</u>						
Jobs	979,900	1,192,000	44.0%	212,100	21.6%	58.1%
Housing Units	699,200	742,236	30.3%	43,036	6.2%	25.7%
Population	1,613,600	1,737,034	29.5%	123,434	7.6%	26.6%
<u>Snohomish</u>						
Jobs	187,200	215,400	7.9%	28,200	15.1%	7.7%
Housing Units	211,200	236,203	9.6%	25,003	11.8%	14.9%
Population	525,600	606,024	10.3%	80,424	15.3%	17.3%
<u>Pierce</u>						
Jobs	217,500	243,400	9.0%	25,900	11.9%	7.1%
Housing Units	260,700	277,060	11.3%	16,360	6.3%	9.8%
Population	660,200	700,820	11.9%	40,620	6.2%	8.8%
<u>Puget Sound (3 Co)</u>						
Jobs	1,384,600	1,650,800	60.9%	266,200	19.2%	73.0%
Housing Units	1,171,100	1,255,499	51.2%	84,399	7.2%	50.3%
Population	2,799,400	3,043,878	51.6%	244,478	8.7%	52.7%
<u>Washington State</u>						
Jobs	2,347,000	2,711,800	100%	364,800	15.5%	100%
Housing Units	2,284,000	2,451,734	100%	167,734	7.3%	100%
Population	5,430,000	5,894,000	100%	464,000	8.5%	100%

Source: Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2001.
Population and Housing units data are from Washington State Office of Financial Management, US Census 2000.

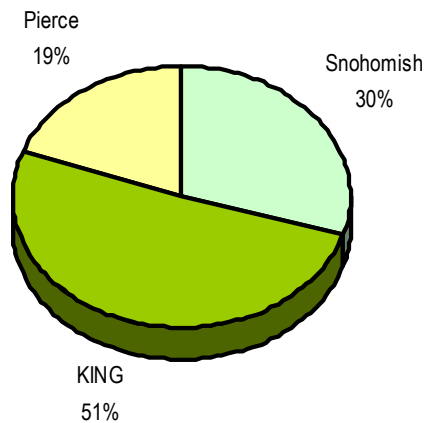
Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 2000



POPULATION



JOB



HOUSING

Housing Units by Structure Type

Counties in the Puget Sound Region, 2000 and 2005

<u>2 0 0 0</u>					<u>2 0 0 5</u>				
	Total Units	1 Unit	2/more units	Mobile Homes	Total Units	1 Unit	2/more Units	Mobile Homes	
<u>King County:</u>									
<i>Unincorporated</i>	130,356	104,582	18,694	7,080	136,246	109,396	19,327	7,523	
<i>Incorporated</i>	611,881	342,584	256,300	12,997	657,633	361,681	283,091	12,861	
SEATTLE	270,536	138,827	130,348	1,361	285,532	140,238	143,933	1,361	
Total:	742,237	447,166	274,994	20,077	793,879	471,077	302,418	20,384	
<u>Kitsap County:</u>									
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	66,596	49,390	7,682	9,524	
<i>Incorporated</i>	31,318	19,584	10,699	1,035	32,702	20,758	10,907	1,037	
BREMERTON	16,631	9,007	7,289	335	16,574	8,984	7,236	354	
Total:	92,644	64,878	18,415	9,351	99,298	70,148	18,589	10,561	
<u>Pierce County:</u>									
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	132,599	96,150	14,946	21,503	
<i>Incorporated</i>	161,833	103,203	54,887	3,743	173,358	110,251	58,989	4,118	
TACOMA	81,102	53,663	27,064	375	83,685	55,254	28,056	375	
Total:	277,060	186,108	68,059	22,893	305,957	206,401	73,935	25,621	
<u>Snohomish County:</u>									
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	122,815	90,537	18,356	13,922	
<i>Incorporated</i>	127,219	75,439	46,863	4,917	139,609	81,957	52,003	5,649	
EVERETT	38,512	18,571	18,720	1,221	41,947	19,868	20,651	1,428	
Total:	236,205	155,178	62,662	18,365	262,424	172,494	70,359	19,571	

Source: Washington State Office of Financial Management, "Population Trends", 2005. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1995 - 2005

Counties in the Puget Sound Region

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<u>King County:</u>											
Single Family	4,480	4,789	5,434	5,818	5,423	5,010	4,600	5,962	7,230	6,865	6,559
Multifamily	5,118	6,398	6,897	8,435	9,262	9,685	7,345	5,506	4,209	4,711	6,193
TOTAL:	9,598	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576	12,754
<u>Kitsap County:</u>											
Single Family	1,022	1,540	1,555	1,100	1,486	1,421	1,126	1,136	1,376	1,308	1,300
Multifamily	189	250	184	26	20	83	12	94	84	58	311
TOTAL:	1,211	1,790	1,739	1,126	1,506	1,504	1,138	1,230	1,460	1,366	1,611
<u>Pierce County:</u>											
Single Family	2,739	3,733	3,935	4,392	4,515	3,732	3,922	4,750	4,400	4,411	5,515
Multifamily	1,157	999	995	1,304	966	938	1,621	627	752	1,563	1,311
TOTAL:	3,896	4,732	4,930	5,696	5,481	4,670	5,543	5,377	5,152	5,974	6,826
<u>Snohomish County:</u>											
Single Family	2,765	3,968	4,162	4,314	4,384	3,962	3,785	4,061	4,249	4,921	5,719
Multifamily	739	960	1,401	3,553	3,015	2,387	1,612	1,141	1,343	1,243	940
TOTAL:	3,504	4,928	5,563	7,867	7,399	6,349	5,397	5,202	5,592	6,164	6,659

Notes: City data are not complete in Kitsap and Pierce Counties

In King County, single family includes mobile homes. Data for other counties exclude mobile homes.

Data for 1995 cover the period through November, 1995.

Source: C-40 Reports and King County Office of Management and Budget Building Permit Files.

US Census Bureau.

Number of Lots Applied For Counties in the Puget Sound Region, 1995 - 2005

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
King	2,991	2,979	3,672	5,275	2,871	3,980	1,912	1,777	4,142	6,650	3,748
Kitsap	675	676	393	*125	386	285	na	*21	747	na	na
Pierce	2,430	2,718	8,535	*1,968	2,759	2,196	2,604	3,458	5,174	3,645	6,327
Snohomish	2,981	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837	3,699	7,167	7,125
<i>Puget Sound Total</i>	9,077	10,443	16,326	9,099	9,616	7,990	5,926	8,072	13,762	17,462	17,200

Number of Lots Recorded Counties in the Puget Sound Region, 1995 - 2005

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
King	2,606	1,734	3,402	2,213	3,218	3,335	4,768	4,295	5,334	4,023	4,134
Kitsap	326	728	380	535	339	285	413	687	541	265	331
Pierce	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303	2,726	2,145	4,129	2,995
Snohomish	2,464	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547	3,138	3,580	3,775
<i>Puget Sound Total</i>	7,774	6,983	12,968	8,151	9,302	9,119	9,875	10,255	11,158	11,997	11,235

Notes: These tables refer to formal plats and do not include short plats.

* unincorporated county only data, no data for the cities.

ⁿ = only for first three quarters of the year

na = not available

Sources:

King County - King County Office of Management and Budget,

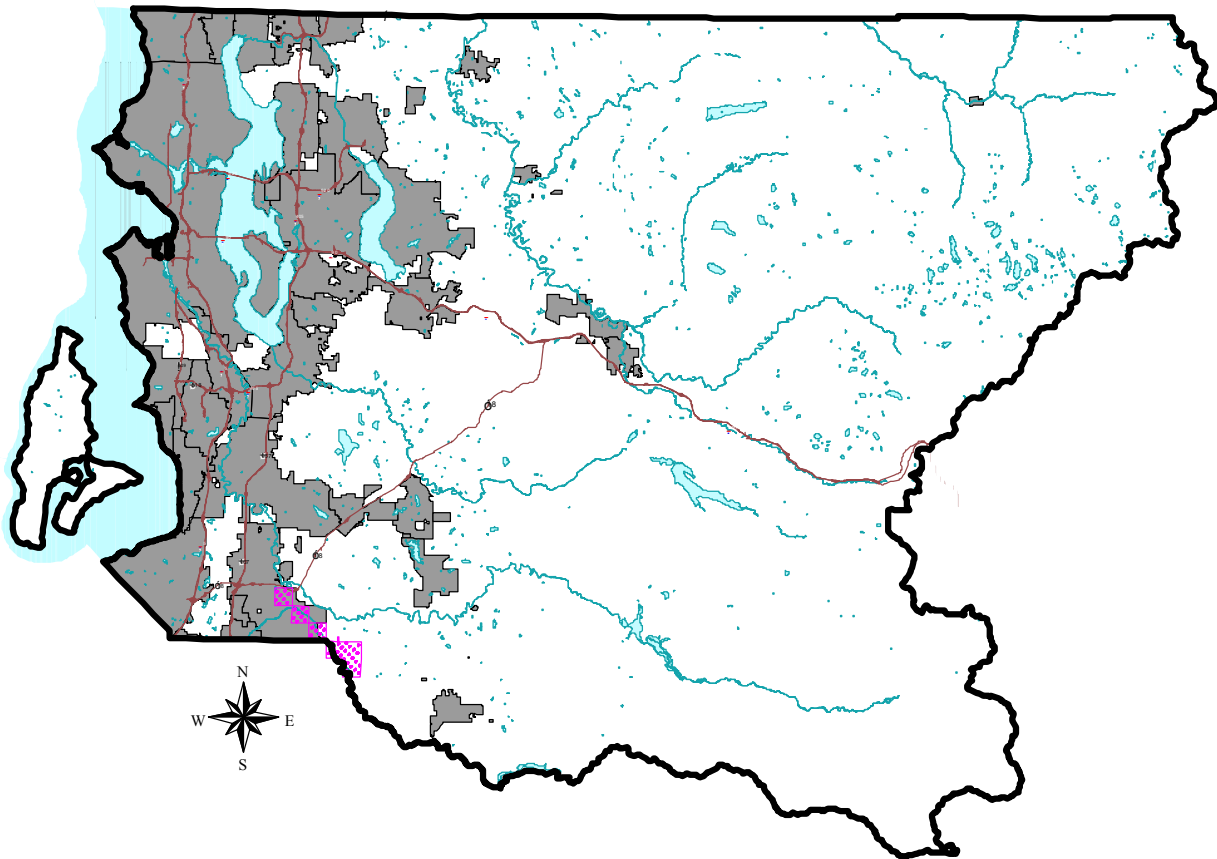
Snohomish County and Pierce County - Michael Britsch, New Home Trends

Kitsap County - Kitsap County and Kitsap County Trends Report

IV. King County At Large

This chapter provides tables covering King County as a whole. Several updated measures of King County's economic, demographic and housing status are available only on a countywide basis. Other information such as building permits, are available for cities as well as the county, and can be found in Chapter V, King County's Cities. Countywide indicators from the Benchmarks program are in Chapter II, Benchmarks.

Beginning on page 46, a five-page section breaks down selected countywide indicators into four subcounty areas: SeaShore, East, South and Rural. The map on page 47 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1980 - 2022

Population and Household Trend King County 1980-2006

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2006 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,431,500	1,468,230
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	356,800	367,070
King County	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800	1,737,034	1,788,300	1,835,300

Households:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2006 Estimate
Cities	324,145	431,744	441,800	463,000	507,000	537,000	584,974	607,000	623,200
Unincorporated	173,118	184,048	193,200	180,000	153,000	143,000	125,942	128,000	131,800
King County	497,263	615,792	635,000	643,000	660,000	680,000	710,916	735,000	755,000

Population and Household and Forecast King County 2000 - 2022

King County <u>POPULATION</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
Total Population	1,507,300	1,737,000	2,048,500	+ 311,500
Urban Population in Households	1,562,600	1,844,600		+ 282,000

King County <u>HOUSEHOLDS</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
URBAN:	576,800	662,900	814,800	+ 151,900
Cities	431,700	584,900	723,400	+ 138,500
Unincorporated	145,100	78,000	91,400	+ 13,400
RURAL:	39,000	48,000	54,000	+ 6,000
KING COUNTY TOTAL	615,800	710,900	868,800	+ 157,900

Note: The term forecast refers to a prediction based on past trends. The year 2022 household forecast was derived from a population forecast prepared by OFM in 2002. That forecast predicted a Countywide increase of about 311,500 persons between 2000 and 2022. No official OFM population forecast is available for cities or other subcounty areas.

Source: U S Census 1980, 1990, 2000; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age

King County, 1990 and 2000

Age	<u>1990 Census</u>		<u>2000 Census</u>		<u>1990 - 2000</u>	
	Persons	%	Persons	%	Change	
0 - 4	104,924	7.0%	105,321	6.1%	397	0.4%
5 - 9	98,828	6.6%	111,162	6.4%	12,334	12.5%
10 - 14	87,519	5.8%	109,992	6.3%	22,473	25.7%
15 - 19	87,664	5.8%	108,261	6.2%	20,597	23.5%
20 - 24	113,613	7.5%	116,597	6.7%	2,984	2.6%
25 - 34	300,762	20.0%	294,443	17.0%	(6,319)	-2.1%
35 - 44	270,094	17.9%	308,823	17.8%	38,729	14.3%
45 - 54	162,636	10.8%	259,136	14.9%	96,500	59.3%
55 - 59	58,707	3.9%	83,442	4.8%	24,735	42.1%
60 - 64	55,480	3.7%	58,085	0.03	2,605	4.7%
65 - 74	97,622	6.5%	88,884	5.1%	(8,738)	-9.0%
75 - 84	52,420	3.5%	68,348	3.9%	15,928	30.4%
85+	17,050	1.1%	24,540	1.4%	7,490	43.9%
Total	1,507,319	100.0%	1,737,034	100.0%	229,715	15.2%

Source: US Census, 1990 and 2000.

Population by Race King County

	<u>2000 Census</u>	
	Persons	%
<u>Non-Hispanic</u>	1,641,792	94.5%
<i>White</i>	1,275,127	73.4%
<i>African American</i>	91,798	5.3%
<i>Asian</i>	186,615	10.7%
<i>Pacific Islander</i>	8,737	0.5%
<i>Native American</i>	14,278	0.8%
<i>Other</i>	4,577	0.3%
<u>Hispanic</u>	95,242	5.5%
<u>Two or More Race</u>	60,660	3.5%
<u>TOTAL POPULATION</u>	1,737,034	100%

Source: US Census 2000 (PL94-171 data).

** Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race. However, this table treats Hispanic and non-Hispanic persons separately, so that numbers do add to total population.

Estimated Change in Population by Race King County, 1990 and 2000

	<u>1990</u>		<u>2000</u>		<u>1990 - 2000 Change</u>	
	Persons	%	Persons	%	Persons	%
<u>Non-Hispanic</u>						
<i>White</i>	1,256,345	83.3%	1,275,127	73.4%	18,782	1.5%
<i>Black / African American</i>	74,851	5.0%	91,798	5.3%	16,947	22.6%
<i>Asian / Pacific Islander</i>	115,822	7.7%	195,352	11.2%	79,530	68.7%
<i>Native American</i>	15,963	1.1%	14,278	0.8%	(1,685)	-10.6%
<i>Other</i>	16,409	1.1%	4,577	0.3%	(11,832)	-72.1%
<u>Hispanic</u>	44,337	2.9%	95,242	5.5%	50,905	114.8%
<u>Two or More Race</u>	na	na	60,660	3.5%		
TOTAL:	1,507,319	100.0%	1,737,034	100.0%	229,715	15.2%

Source: US Bureau of Census (PL 94-171 data for 1990 and 2000) and Washington State Office of Financial Management.

Median Household Income for King County and Per Capita Personal Income 1990 - 2005

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
**1995	\$43,071	1.523	\$28,280	1.69%	\$32,205	\$21,132	4.2%
**1996	\$44,344	1.575	\$28,155	-0.44%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$35,382	\$21,706	-0.7%
**1998	\$47,656	1.693	\$29,201	4.44%	\$39,335	\$23,234	7.0%
1999	\$53,200	1.728	\$30,787	5.43%	\$43,100	\$24,942	7.4%
2000	\$55,900	1.792	\$31,194	1.32%	\$44,437	\$24,797	-0.6%
2001	\$61,400	1.857	\$33,064	6.00%	\$43,842	\$23,609	-4.8%
2002	\$60,400	1.893	\$31,907	-3.50%	\$44,585	\$23,552	-0.2%
2003	\$60,400	1.923	\$31,409	-1.56%	\$45,334	\$23,575	0.1%
2004	\$61,300	1.947	\$31,484	0.24%	\$49,286	\$25,314	7.4%
2005	\$62,400	2.002	\$31,169	-1.00%	NA	NA	NA

NA = not available.

** Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

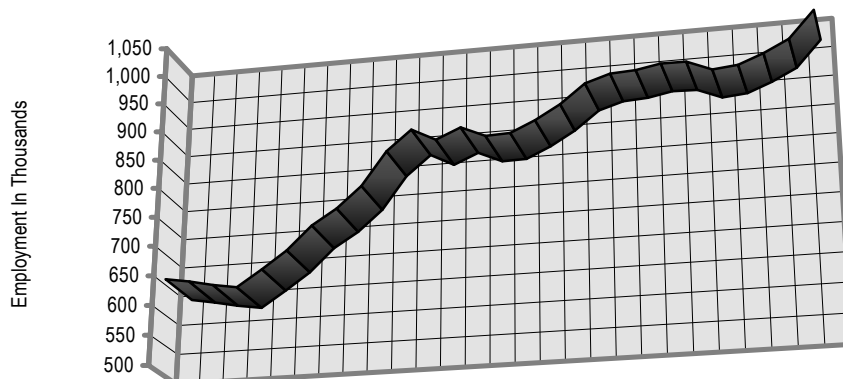
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates.

Source: For median household income, US Department of HUD annual estimate of median household income by county, as modified by King County Office of Management and Budget. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis (BEA) Website, as reported by Washington State Employment Security 2006.

Resident Civilian Labor Force and Employment

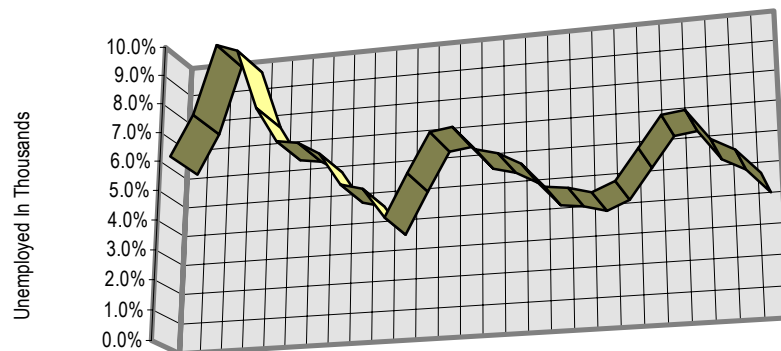
King County, 1990-2006

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
1995	915,100	866,300	48,800	5.3%
1996	936,200	890,300	45,900	4.9%
1997	961,000	921,800	39,200	4.1%
1998	973,800	934,500	39,300	4.0%
1999	973,800	936,700	37,200	3.8%
2000	984,600	944,700	39,900	4.1%
2001	994,100	943,800	50,300	5.1%
2002	987,500	926,800	60,700	6.1%
2003	992,400	930,500	61,900	6.2%
2004	998,700	946,500	52,200	5.2%
2005	1,017,300	968,300	49,000	4.8%
2006 (July)	1,054,900	1,014,300	40,600	4.0%



**Resident
Employment
1980-2006**

**Percent
Unemployed
1980 - 2006**



Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised and benchmarked in 2005.

Source: Washington State Employment Security Department, 2005.

Nonagricultural Wage and Salary Workers in King County
Average Annual Employment in King County by Sector
 2000 - 2005, Using "NAICS" Reporting Scheme *

INDUSTRY	2000	2001	2002	2003	2004	2005
GOODS PRODUCING	206,300	196,900	178,900	164,900	163,700	171,100
Natural Resource & Mining	1,300	1,300	1,100	1,200	800	700
Construction	66,900	63,700	58,900	57,300	59,500	63,000
Manufacturing	138,100	131,900	118,900	106,400	103,400	107,400
Durable Goods	105,000	101,600	90,500	79,000	76,600	80,000
Fabricated Metal Products	6,900	6,700	6,300	5,900	6,100	6,100
Computer & Electronic Products	13,300	12,500	11,300	9,600	9,100	9,400
Transportation Equipment	58,800	58,000	51,100	43,400	41,200	44,200
Aerospace Products & Parts	53,400	54,100	47,200	39,600	37,300	39,500
Non-Durable Goods	33,100	30,300	28,400	27,400	26,800	26,600
Food Products	12,300	11,400	10,400	10,500	10,600	10,700
SERVICES PRODUCING	985,100	973,400	948,100	942,700	956,600	975,000
Trade, Transportation & Utilities	242,300	236,600	225,400	221,000	222,700	222,700
Wholesale Trade	67,000	65,700	63,100	61,800	62,500	62,300
Retail Trade	122,500	119,600	115,000	113,400	113,700	114,700
Transportation, Warehousing, Utilities	52,800	51,400	47,400	45,800	46,500	45,700
Information	71,500	72,600	69,200	68,600	68,400	70,300
Software Publishers	31,400	34,500	34,800	35,700	37,800	40,000
Telecommunications	19,900	20,600	19,100	18,300	16,700	15,600
Financial Activities (Finance, Ins, Real Estate)	77,800	78,600	75,800	77,700	77,200	76,600
Professional & Business Services	187,800	174,700	162,800	161,400	163,700	173,300
Professional, Scientific & Technical Services	90,300	89,900	81,300	79,100	77,700	82,100
Management of Companies	21,000	20,500	20,900	22,200	22,700	23,200
Admin. Support, Waste Management	76,500	64,400	60,600	60,100	63,300	67,900
Employment Services and Temp's	40,200	28,400	25,100	25,100	27,500	31,600
Educational & Health Services	108,700	111,300	113,400	113,000	118,100	123,100
Educational Services (private) & Social Assistance	35,200	35,600	36,200	34,300	38,100	40,500
Hospitals, Health Care & Residential Care	73,400	75,700	77,200	78,700	80,000	82,700
Leisure & Hospitality	102,500	102,300	99,400	100,000	103,800	106,300
Food Service and Drinking Places	70,100	70,700	68,500	68,900	69,800	72,700
Other Services	39,900	39,300	40,000	40,100	40,500	41,500
Government & Education	154,600	158,000	162,100	160,900	162,200	161,200
Federal Government	22,000	21,400	21,900	22,700	22,500	21,900
State Government including Education	50,400	52,000	53,000	52,900	54,200	54,200
Local Government including Education	82,200	84,700	87,100	85,300	85,400	85,100
TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY	1,191,300	1,170,300	1,126,900	1,107,600	1,120,200	1,146,000

Note: *This table is reported under "NAICS", the new classification scheme for employment in the United States. NAICS (North American Industrial Coding System), replaced the Standard Industrial Code in 2000. Only NAICS coding will be available from now on. For earlier data trends of King County jobs using the SIC code, see next page. **This table reports on job locations in King County, not residents of King County.**

Source: Washington State Employment Security Department, 2005

Jobs and Wage Level by Industry

King County 2000 - 2005

INDUSTRY	2000		2001		2002		2003	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Construction	63,231	\$43,200	60,118	\$44,500	55,665	\$45,600	54,497	\$45,000
Manufacturing	136,403	\$53,700	130,293	\$53,500	117,068	\$60,100	104,732	\$58,500
Transp'tn and Warehousing	49,816	\$40,700	48,624	\$42,100	44,805	\$44,100	43,878	\$44,700
Wholesale Trade	65,050	\$54,100	63,763	\$54,700	61,069	\$55,600	60,047	\$56,300
Retail Trade	120,173	\$29,400	118,253	\$28,700	112,716	\$29,600	110,795	\$29,800
Food Services, Hotels	82,011	\$15,600	82,347	\$16,100	79,171	\$16,800	80,128	\$17,100
Finance, Ins, Real Est.	76,309	\$49,000	77,213	\$51,300	75,283	\$53,600	76,986	\$58,000
Information	71,058	\$161,700	72,130	\$136,600	68,739	\$124,300	67,855	\$141,400
Prof & Admin Services	202,182	\$45,200	188,639	\$49,500	176,970	\$50,600	175,580	\$51,000
Health, Educ and Other Serv.	147,827	\$29,400	152,628	\$30,400	154,613	\$31,600	156,001	\$32,100
Government	145,116	\$39,500	148,459	\$41,700	151,773	\$43,200	151,329	\$44,500
Other	5,236	\$50,600	4,913	\$52,400	4,808	\$55,100	4,484	\$58,500
TOTAL	1,164,412	\$47,338	1,147,380	\$47,183	1,102,680	\$47,917	1,086,312	\$49,343

INDUSTRY	2004		2005	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Construction	55,839	\$46,500	59,814	\$48,200
Manufacturing	101,975	\$60,600	105,565	\$65,200
Transp'tn and Warehousing	44,296	\$47,300	43,377	\$47,500
Wholesale Trade	60,687	\$60,900	60,501	\$62,300
Retail Trade	111,651	\$30,800	112,847	\$31,900
Food Services, Hotels	81,108	\$17,700	84,092	\$17,900
Finance, Ins, Real Est.	75,836	\$60,400	75,015	\$64,000
Information	67,978	\$104,900	69,779	\$97,000
Prof & Admin Services	180,639	\$54,600	145,483	\$54,000
Health, Educ and Other Serv.	156,711	\$34,300	160,379	\$35,800
Government	152,504	\$46,100	151,474	\$47,800
Other	4,137	\$60,900	1,356	\$68,700
TOTAL	1,093,361	\$49,094	1,069,682	\$53,300

Source: WA State Employment Security Dept, 2001 - 2005

Notes: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars. The top table uses the Standard Industrial Classification (SIC) coding which is no longer in use. Sectors in the bottom table are described using the North American Industrial Classification System (NAICS), which differ in composition from SIC sectors, so they are not comparable.

Jobs and Wage Level by Industry

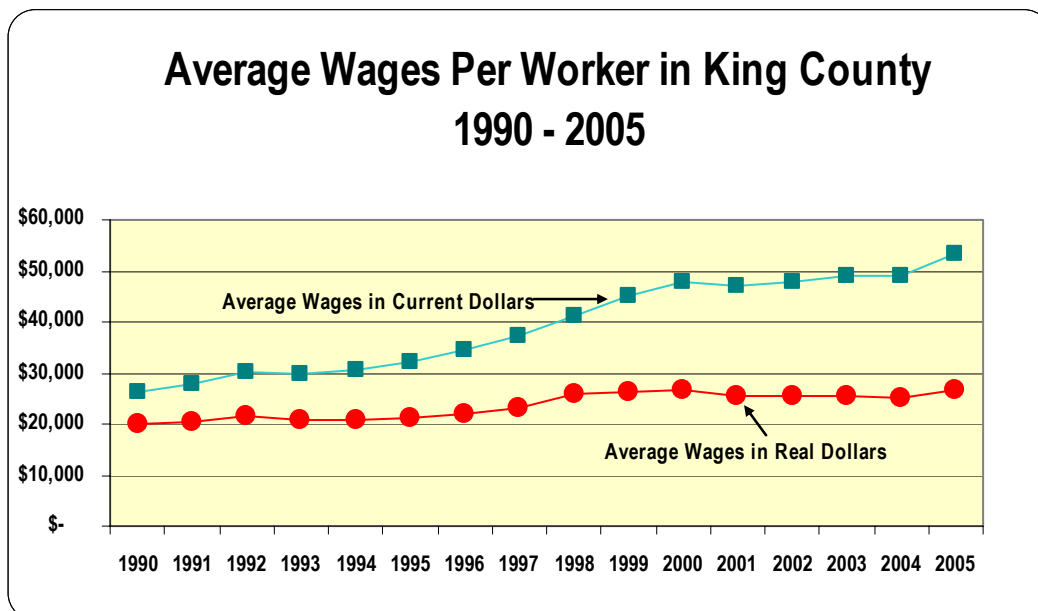
King County 1991 – 2005

Trend Analysis:

The table on the opposite page shows the trend in average wages by job sector since 2000. In 2005, King County's average annual wage per worker increased more than 8% to \$53,300. Following a decade of growth, wages reached a peak in 1999, declined slightly in 2000 - 2001, and are once again on the upswing. The overall average blends high wages in manufacturing, finance, and software products and services with lower wages in retail, non-professional services, education, and government. The trend shows the effect of the recession from 2001 to 2003: Total payroll in 2005, \$57 billion, is barely above the year 2000 payroll of \$55 billion.

The average wage in the software publishing sector, at \$121,000 in 2004, is much higher than other sectors and dominates the "Information Services" industry. When the software sector is excluded, the average wage in King County was \$46,200 in 2004. The annual rise in average wages was 1.2%. These wages, however, reflect the situation of those who are working. They do not reflect the income of the 5.1% of the workforce who were unemployed during 2004. Meanwhile, average software salaries have dipped since 2003 because of decreased use of stock options.

A "living" or "family" wage in King County would have been about \$43,000 in 2003 for a household with one working adult and two dependents. This is equivalent to \$21.50 per hour, or three times the minimum hourly wage. A living wage has been defined as one which "allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead." (Northwest Policy Center, University of Washington). It is not a "poverty" wage. Some workers are not employed full-time year round. With a median annual earnings of about \$35,000 for all workers, and about \$45,000 for full-time, year-round workers, roughly half of King County's workers make less than the wage needed to support a family with one worker and two dependents. While many households have more than one worker, about 35% of all households in the County have total (combined) incomes less than the living wage.



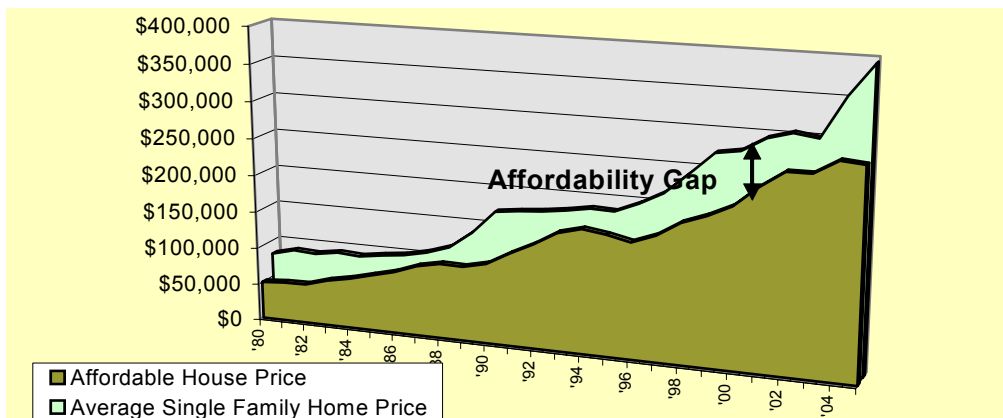
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2005

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1995	7.40%	\$43,071	\$184,247	(\$22,247)
1996	8.17%	\$44,344	\$197,352	(\$42,452)
1997	7.60%	\$45,266	\$213,882	(\$46,882)
1998	7.00%	\$47,656	\$241,734	(\$55,234)
1999	7.50%	\$53,200	\$270,743	(\$72,643)
2000	7.25%	\$55,900	\$276,000	(\$62,700)
2001	7.00%	\$61,400	\$294,515	(\$54,215)
2002	6.00%	\$60,400	\$303,428	(\$41,128)
2003	6.00%	\$60,400	\$298,914	(\$36,614)
2004	5.50%	\$61,300	\$353,700	(\$72,600)
2005	5.75%	\$62,400	\$395,500	(\$117,000)

The Housing Affordability Gap, 1980 - 2005



Interest rate, house price data- Central Puget Sound Real Estate Research Report.
Source:
 King County Housing Affordability Monitoring Reports (1988 - 1996).
 Multiple Listing Service.

Method/Background:

Affordability is based on conventional lending assumptions: 25 percent income for principal and interest, 20 percent down payment, 30-yr. term at the prevailing market interest rates. Interest rates are calculated by blending adjustable rate mortgages and fixed rate mortgages.

The monthly affordable payment assumes 25 percent of monthly median income. The affordable home price is determined using a present value formula based on interest rate, affordable monthly payment and term.

The affordability gap shows the difference between the average sale price and the affordable home price. When average sales price exceeds the affordable home price, the gap is portrayed with negative (parenthetical) values.

The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size and assumes conventional, not FHA, lending criteria.

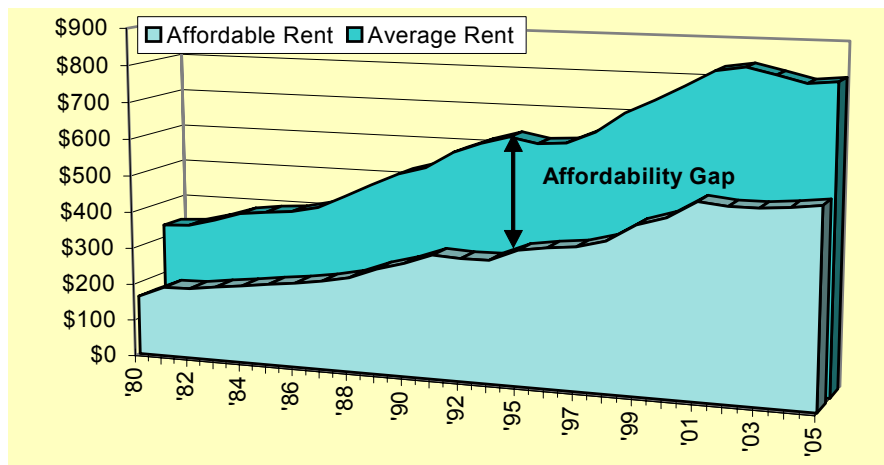
NOTE: Data for the second half of 1995 through 2004 are from Multiple Listing Services (MLS), and include condominiums but do not include most sales of new houses. 2005 data are from the King County Recorder's Office and include all residential sales.

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2005

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1990	\$24,458	\$12,229	\$537	(\$231)
1995	\$28,896	\$14,448	\$617	(\$256)
1996	\$29,750	\$14,875	\$622	(\$250)
1997	\$30,369	\$15,184	\$655	(\$275)
1998	\$31,972	\$15,986	\$708	(\$308)
1999	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$41,193	\$20,597	\$826	(\$311)
2002	\$40,522	\$20,261	\$838	(\$331)
2003	\$40,522	\$20,261	\$821	(\$314)
2004	\$41,126	\$20,563	\$803	(\$289)
2005	\$41,864	\$20,932	\$810	(\$287)

The Low Income Rental Affordability Gap 1980-2005



Median income - US Dept. of HUD, 1990 and 2000 U.S. Census.

Average rent - Dupre & Scott, Inc. in Central Puget Sound Real Estate Research Report (CPSRERR).

Sources:
King County Housing Affordability Monitoring Report (1988-1996).

Method/Background:

Median renter income is 67.1% of median household income, a ratio derived from the 1990 and 2000 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4%. The new ratio was phased in incrementally from '80-'89.

Rental affordability assumes that no more than 30% of income is spent on rent. The affordability gap is the difference between the average contract rent and 30 percent of monthly household income (annual income divided by 12). When the average rent price exceeds the affordable rent price, the gap is portrayed as negative (parenthetical) values.

Rental affordability for low income households is presented because, countywide, affordable rent for median renter households closely approximates or exceeds countywide average rent.

The 1992 Countywide Planning Policies established monitoring of housing trends including rental affordability. Rental affordability is defined for only two income categories, the median renter and 50 percent of median renter.

King County Subareas

The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 49 and 52 further divide the urban designated area into four subareas:

Sea-Shore - which includes Seattle; Shoreline, Lake Forest Park, and North Highline

East - which includes the Eastside cities; and

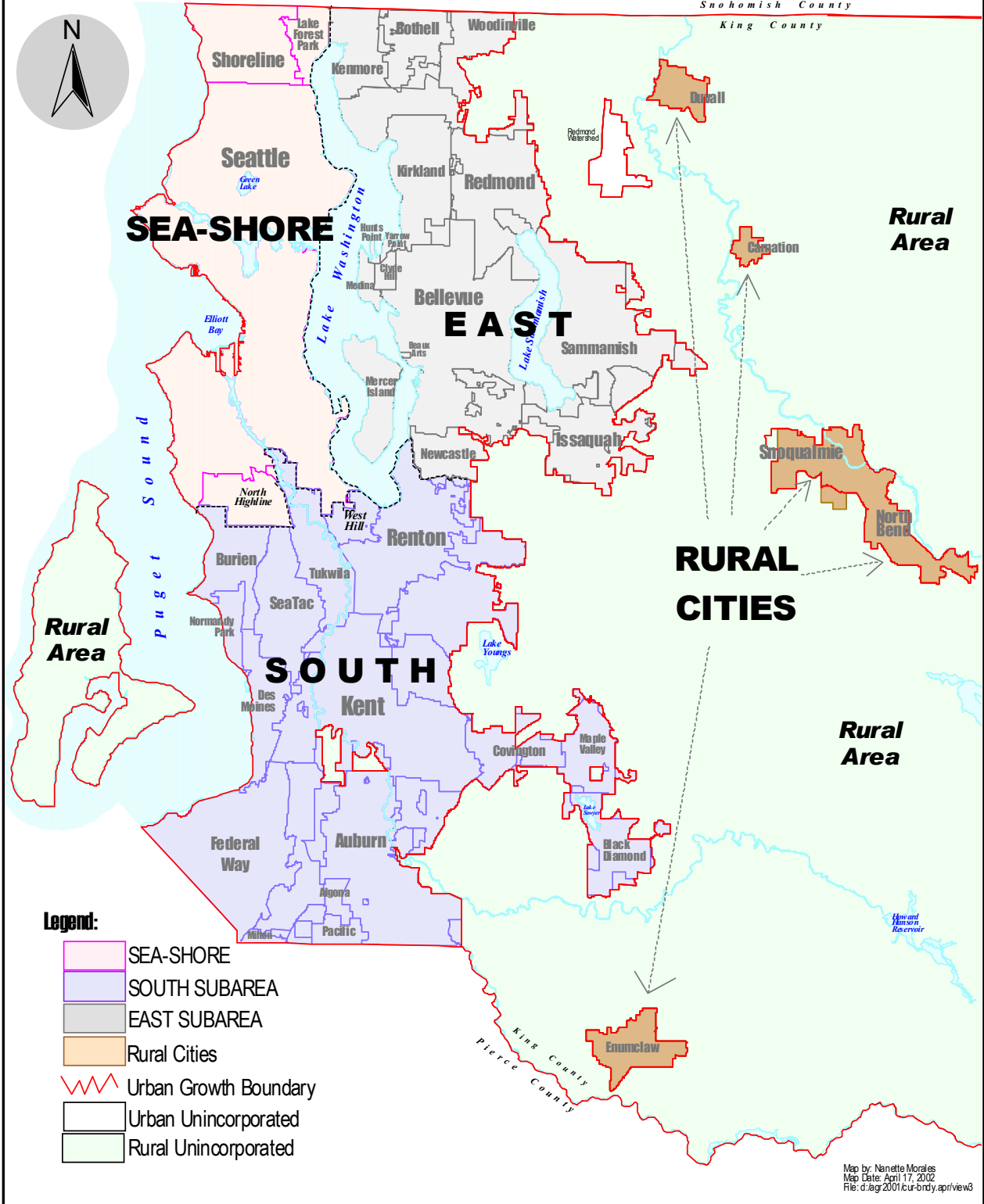
South - which includes the South King County cities.

Rural Cities – the cities of Carnation, Duvall, Enumclaw, North Bend, Skykomish, Snoqualmie and their immediate surroundings.

The Sea-Shore, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are six urban-designated cities within the Rural subarea.

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and 2000, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.

Urban Sub-Areas



King County Land Development Indicators

1998 - 2005

		New Recorded Lots*		New Residential Units		Existing Housing Units	
		Number	Percent	Number	Percent	Number	Percent
1998	Urban	2,172	98%	13,386	94%	668,300	93%
	Seattle	51	2%	3,933	28%	264,300	37%
	**Urban Balance	2,121	96%	9,453	66%	404,000	56%
	Rural	41	2%	829	6%	42,550	6%
	Resource Lands	0	0%	38	0%	5,550	1%
	KING COUNTY TOTAL	2,213	100%	14,253	100%	716,400	100%
1999	Urban	3,074	96%	13,908	95%	680,300	93%
	Seattle	14	0%	5,287	36%	267,500	37%
	**Urban Balance	3,060	95%	8,621	59%	412,800	57%
	Rural	144	4%	705	5%	43,320	6%
	Resource Lands	0	0%	25	0%	5,580	1%
	KING COUNTY TOTAL	3,218	100%	14,638	100%	729,200	100%
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	Seattle	95	3%	6,536	44%	270,500	36%
	**Urban Balance	3,191	96%	7,581	52%	422,300	57%
	Rural	49	1%	549	4%	43,900	6%
	Resource Lands	0	0%	29	0%	5,600	1%
	KING COUNTY TOTAL	3,335	100%	14,695	100%	742,300	100%
2001	Urban	9,438	99%	11,432	96%	705,500	93%
	Seattle	0	0%	4,819	40%	274,000	36%
	**Urban Balance	9,438	99%	6,613	55%	431,500	57%
	Rural	66	1%	476	4%	44,400	6%
	Resource Lands	0	0%	37	0%	5,625	1%
	KING COUNTY TOTAL	9,504	100%	11,945	100%	755,500	100%
2002	Urban	4,149	97%	10,995	96%	716,000	93%
	Seattle	0	0%	3,459	30%	278,000	36%
	**Urban Balance	4,149	97%	7,536	66%	438,000	57%
	Rural	146	3%	453	4%	44,850	6%
	Resource Lands	0	0%	20	0%	5,650	1%
	KING COUNTY TOTAL	4,295	100%	11,468	100%	766,500	100%
2003	Urban	5,315	99%	8,057	70%	725,080	93%
	Seattle	1,116	21%	2,901	25%	281,000	36%
	**Urban Balance	4,199	79%	5,156	45%	444,080	57%
	Rural	19	0%	451	4%	45,250	6%
	Resource Lands	0	0%	30	0%	5,670	1%
	KING COUNTY TOTAL	5,334	100%	11,439	100%	776,000	100%
2004	Urban	4,009	99%	11,049	95%	733,500	93%
	Seattle	175	4%	3,035	26%	283,000	36%
	**Urban Balance	3,834	95%	8,014	69%	450,500	57%
	Rural	14	0%	484	4%	45,600	6%
	Resource Lands	0	0%	43	0.4%	5,700	1%
	KING COUNTY TOTAL	4,023	100%	11,576	100%	784,800	100%
2005	Urban	4,106	99%	12,311	97%	742,200	93%
	Seattle	0	0%	3,670	29%	285,000	36%
	**Urban Balance	4,106	99%	8,641	68%	457,200	58%
	Rural	28	1%	412	3%	46,060	6%
	Resource Lands	0	0%	31	0.2%	5,740	1%
	KING COUNTY TOTAL	4,134	100%	12,754	100%	794,000	100%

Notes: **Urban balance includes six rural cities. All cities are designated urban growth area under the Growth Management Act.

Unincorporated urban-designated areas are also included. *Does not include Short Plats.

Source: King County Office of Management and Budget and Department of Development and Environmental Services.

Sub-Regional Jobs and Housing Data

2000

	COVERED JOBS	% of County	TOTAL POPULATION	% of County	TOTAL HOUSING UNITS	% of County	JOBS/ POP RATIO	JOBS/ HSG RATIO	HOUSEHOLDS
Seattle-Shoreline	532,500	46.3%	661,500	38.1%	309,500	41.7%	0.80	1.72	296,200
Greater Eastside	290,600	25.2%	387,200	22.3%	163,000	22.0%	0.75	1.78	155,300
South King County	301,200	26.2%	527,100	30.3%	209,200	28.2%	0.57	1.44	201,700
Rural Subarea	26,800	2.3%	161,200	9.3%	60,500	8.2%	0.17	0.44	57,700
KING COUNTY	1,151,100		1,737,000		742,200			1.55	710,900

1990

	COVERED JOBS	% of County	TOTAL POPULATION	% of County	TOTAL HOUSING UNITS	% of County	JOBS/ POP RATIO	JOBS/ HSG RATIO	HOUSEHOLDS
Seattle-Shoreline	443,100	49.5%	609,500	40.4%	287,000	44.3%	0.73	1.54	273,300
Greater Eastside	181,000	20.2%	337,000	22.4%	136,000	21.0%	0.54	1.33	129,700
South King County	253,600	28.3%	426,500	28.3%	176,000	27.2%	0.59	1.44	167,300
Rural Subarea	17,600	2.0%	134,300	8.9%	48,200	7.4%	0.13	0.37	45,600
KING COUNTY	895,300		1,507,300		647,200			1.38	615,900

1980

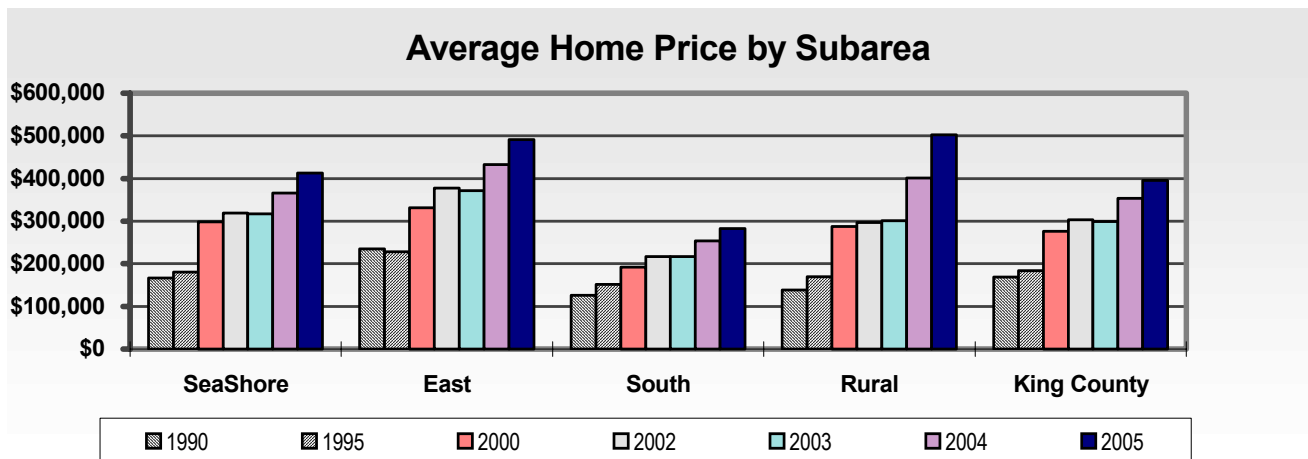
	JOBS ESTIMATE	% of County	TOTAL POPULATION	% of County	TOTAL HOUSING UNITS	% of County	JOBS/ POP RATIO	JOBS/ HSG RATIO	HOUSEHOLDS
Seattle-Shoreline	385,000	58.2%	582,000	45.8%	264,000	50.3%	0.66	1.46	273,300
Greater Eastside	87,000	13.1%	258,000	20.3%	97,000	18.5%	0.34	0.90	129,700
South King County	175,000	26.4%	320,000	25.2%	125,000	23.8%	0.55	1.40	167,300
Rural Subarea	15,000	2.3%	110,000	8.7%	39,000	7.4%	0.14	0.38	45,600
KING COUNTY	662,000		1,270,000		525,000			1.26	615,900

Sources: US Census, PSRC, WA-ESD, KC-ORPP. July 2002.

Note: 1980 data are rough estimates.

Average Sale Price for Single Family Homes, 1990-2005 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$166,854	\$234,608	\$125,895	\$138,163	\$169,202
1991	\$171,855	\$227,852	\$131,246	\$138,361	\$173,113
1992	\$172,404	\$227,964	\$135,861	\$145,470	\$175,631
1993	\$174,031	\$232,785	\$140,622	\$156,873	\$179,902
1994	\$181,580	\$243,490	\$141,200	\$163,967	\$185,359
1995	\$180,700	\$228,200	\$151,300	\$169,400	\$183,700
1996	\$191,754	\$248,513	\$148,138	\$185,130	\$197,352
1997	\$210,503	\$269,972	\$155,960	\$195,877	\$213,882
1998	\$248,560	\$286,533	\$189,001	\$207,360	\$241,734
1999	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743
2000	\$298,500	\$331,400	\$191,900	\$288,000	\$276,000
2001	na	na	na	na	\$294,500
2002	\$319,000	\$377,700	\$216,600	\$297,000	\$303,400
2003	\$317,618	\$372,035	\$216,438	\$300,675	\$298,900
2004	\$365,600	\$432,900	\$253,500	\$401,700	\$353,700
2005	\$413,000	\$490,800	\$283,100	\$502,400	\$395,500



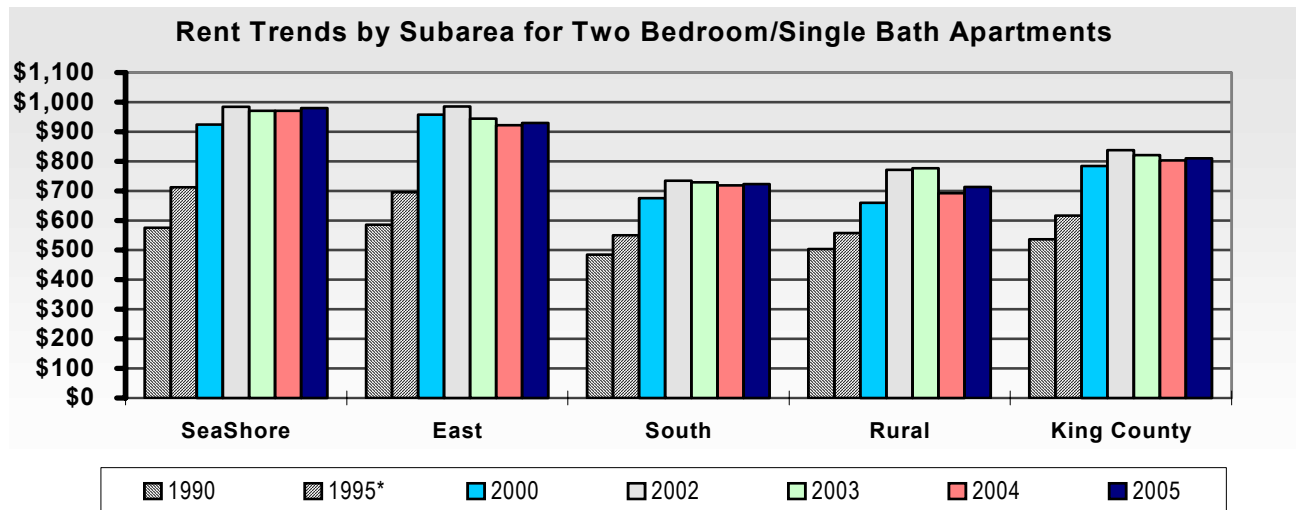
Background/Method:

This table displays the trends in average single family home prices from 1990 to 2004 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

NOTES: Sources of data differ by year and may affect comparability. 1990-1994: King County Housing Affordability Bulletin. 1995: Experian. 1996-1999: Northwest Multiple Listing Service. 2000-2004: Central Puget Sound Real Estate Research Report. Prices from 1996 to 2004 include condominiums but do not include most sales of new houses. 2005 data are from King County Recorder's Office and include all residential sales.

Rents for Two Bedroom/Single Bath Apartments, 1990-2005 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$575	\$586	\$484	\$503	\$537
1991	\$623	\$621	\$507	\$532	\$582
1992	\$655	\$630	\$519	\$566	\$610
1993	\$677	\$656	\$532	\$578	\$631
1994	\$704	\$669	\$533	\$577	\$642
1995*	\$712	\$696	\$550	\$558	\$617
1996*	\$734	\$730	\$554	\$537	\$622
1997*	\$761	\$782	\$576	\$607	\$655
1998*	\$818	\$833	\$619	\$615	\$708
1999*	\$876	\$882	\$645	\$634	\$744
2000	\$925	\$958	\$676	\$660	\$784
2001	\$995	\$994	\$713	\$688	\$826
2002	\$985	\$985	\$735	\$771	\$838
2003	\$971	\$944	\$729	\$777	\$821
2004	\$971	\$922	\$719	\$692	\$803
2005	\$980	\$930	\$723	\$713	\$810



Background/Method:

Average rent per subarea is a weighted average based on a twice yearly survey of apartment properties with more than 20 units. The survey is conducted by Dupre & Scott Apartment Advisors, Inc. and is reported by subarea. This table presents a modified format of subareas by north, south, east, and rural. Average rent figures report only occupied units and exclude new construction (units still leasing). All figures presented are in current dollars.

The 1992 Countywide Planning Policies established monitoring of housing trends in King County. The Affordable Housing and the Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

* The 1995 thru 1999 King County Total is the average of all of King County, unlike the previous years, which were the aggregate total of all the subareas.

Source: King County Housing Affordability Monitoring Report (1988 - 1996).
Average Rent: Central Puget Sound Real Estate Research Report (CPSRERR).

22-Year Household and Job Growth By Sub-area, 2000 - 2022

2000 Households by Sub-area

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	12,000	284,200	296,200
East	22,600	133,200	155,800
South	43,400	158,400	201,800
Rural	48,000	9,100	57,100
TOTAL	126,000	584,900	710,900

2000 Covered Jobs by Sub-area

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	6,700	526,300	533,000
East	7,700	282,800	290,500
South	12,600	288,600	301,200
Rural	18,100	8,700	26,800
TOTAL	45,100	1,106,400	1,151,500

22-Year Household Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	1,670	54,700	56,370
East	6,800	40,850	47,650
South	4,930	37,420	42,350
Rural	N A	5,560	5,560
TOTAL	13,400	138,530	151,930

22-Year Job Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	700	95,150	95,850
East	4,640	98,610	103,250
South	2,580	86,920	89,500
Rural	N A	5,250	5,250
TOTAL	7,920	285,930	293,850

1990 Population by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
SEA-SHORE	89,800	519,700	609,500
EAST	126,000	211,000	337,000
SOUTH	180,300	246,200	426,500
RURAL	117,200	17,100	134,300
TOTAL	513,300	994,000	1,507,300

2000 Population by Subarea

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
SEA-SHORE	32,000	629,500	661,500
EAST	61,900	326,600	388,500
SOUTH	122,000	404,000	526,000
RURAL	137,000	24,000	161,000
TOTAL	352,900	1,384,100	1,737,000

*City/Unincorporated distribution refers to 2000 city boundaries.

Notes: Urban-designated areas are **ITALICIZED**. Targets apply to Urban areas only. All numbers are rounded.

These targets were adopted in November 2002 by Growth Management Planning Council, and cover the 22 year period from 2001-2022.

Source: King County Office of Management and Budget, and Countywide Planning Policies as amended, 2002.

V. King County's Cities

This section provides a more detailed view of demographic, economic, and development patterns than the previous chapters. Each of the following tables presents a breakdown for each of the 39 cities that were incorporated as of January 1, 2000, in (or partially in) King County. In these tables, the extensive unincorporated areas of King County are presented as one figure. The next chapter, City Profiles, provides a more in-depth look at individual cities. Further breakdown of unincorporated King County is in Chapter 7, Unincorporated Areas. The information provided is the most recent available. For most economic and development data this is 2003, but for demographic data it is the 2000 Census. Some of the tables present data from prior years for added perspective.

Existing Cities

As of September 2004, King County contained 39 cities, the largest number of any county in Washington State. Those cities are:

Algona	Carnation	Hunts Point	Medina	Redmond	Snoqualmie
Auburn	Clyde Hill	Issaquah	Mercer Is	Renton	Tukwila
Beaux Arts	Covington	Kenmore	Milton (part)	Sammamish	Woodinville
Bellevue	Des Moines	Kent	Newcastle	SeaTac	Yarrow Point
Black Diamond	Duvall	Kirkland	Normandy Pk	Seattle	
Bothell (part)	Enumclaw	Lake Forest Pk	North Bend	Shoreline	
Burien	Federal Way	Maple Valley	Pacific	Skykomish	

Recent Incorporations

Data for Burien and Woodinville, which incorporated in 1993, Newcastle, which incorporated in 1994, Shoreline which incorporated in late 1995, Covington and Maple Valley in 1997, Kenmore in 1998, and Sammamish in 1999 are provided where available. Because these cities did not formally exist in earlier years, several tables have no data for these cities. The data for these cities' areas prior to their incorporation are part of the unincorporated King County total. The table below shows the shift in population from unincorporated King County to incorporated cities.

1980 - 2006 Annual Population Estimates King County and Unincorporated King County

	King County Population	Number of Cities	Cities Population	City Area (sq.mi.)	Uninc. KC Population	Uninc. Area (sq.mi.)
1980	1,269,900	29	766,800	230	503,100	1,904
1990	1,507,300	31	994,050	284	513,250	1,850
1995	1,613,600	34	1,116,200	315	497,400	1,819
2000	1,737,034	39	1,387,261	380	349,773	1,754
2001	1,758,300	39	1,404,721	381	353,579	1,753
2002	1,774,312	39	1,423,176	382	351,136	1,752
2003	1,779,300	39	1,427,457	383	351,843	1,751
2004	1,788,300	39	1,431,505	383	356,795	1,751
2005	1,808,300	39	1,443,802	384	364,498	1,750
2006	1,835,300	39	1,468,230	387	367,070	1,747

Bold: US Census counts, 1980, 1990 and 2000.

Source: WA State Office of Financial Management (OFM). Estimates are rounded.

2000 Census Population

King County and its Cities, April 1, 2000

Jurisdiction	1980 Census	1990 Census	2000 Census	Change 1990-2000	% Change 1990-2000
Algona	1,467	1,694	2,460	766	45.2%
Auburn	26,417	33,102	40,314	7,212	21.8%
Beaux Arts	328	303	307	4	1.3%
Bellevue	73,903	86,874	109,827	22,953	26.4%
Black Diamond	1,170	1,422	3,970	2,548	179.2%
Bothell (K.C.portion)	7,943	11,986	16,185	4,199	35.0%
Burien	-	-	31,881	31,881	NA
Carnation	951	1,243	1,893	650	52.3%
Clyde Hill	3,229	2,972	2,890	(82)	-2.8%
Covington	-	-	13,783	13,783	NA
Des Moines	7,378	17,283	29,267	11,984	69.3%
Duvall	729	2,770	4,616	1,846	66.6%
Enumclaw	5,427	7,227	11,116	3,889	53.8%
Federal Way	-	67,304	83,259	15,955	23.7%
Hunts Point	483	513	443	(70)	-13.6%
Issaquah	5,536	7,786	11,212	3,426	44.0%
Kenmore	-	-	18,678	18,678	NA
Kent	22,961	37,960	79,524	41,564	109.5%
Kirkland	18,785	40,052	45,054	5,002	12.5%
Lake Forest Park	2,485	4,031	13,142	9,111	226.0%
Maple Valley	-	-	14,209	14,209	NA
Medina	3,220	2,981	3,011	30	1.0%
Mercer Island	21,522	20,816	22,036	1,220	5.9%
Milton (K.C.portion)	218	697	814	117	16.8%
Newcastle	-	-	7,737	7,737	NA
Normandy Park	4,268	6,709	6,392	(317)	-4.7%
North Bend	1,701	2,578	4,746	2,168	84.1%
Pacific	2,261	4,622	5,373	751	16.2%
Redmond	23,318	35,800	45,256	9,456	26.4%
Renton	31,031	41,688	50,052	8,364	20.1%
Sammamish	-	-	34,104	NA	NA
SeaTac	-	22,694	25,496	2,802	12.3%
Seattle	493,846	516,259	563,374	47,115	9.1%
Shoreline	-	-	53,025	53,025	NA
Skykomish	209	273	214	(59)	-21.6%
Snoqualmie	1,370	1,546	1,631	85	5.5%
Tukwila	3,578	11,874	17,181	5,307	44.7%
Woodinville	-	-	9,194	9,194	NA
Yarrow Point	1,077	962	1,008	46	4.8%
Cities Total:	766,811	994,021	1,384,674	390,653	39.3%
Uninc. King County:	503,087	513,298	352,360	(160,938)	-31.4%
KING COUNTY TOTAL:	1,269,898	1,507,319	1,737,034	229,715	15.2%
WASHINGTON STATE:	4,132,204	4,866,692	5,894,121	1,027,429	21.1%

Note: " - " means that the city incorporated after this Census was taken. Year 2000 data as reported by US Census, 2001.

Source: 2000 US Census, PL 94-171 data, March 2001 and Washington State OFM, 2000.

2006 Washington State Population Estimates

King County and its Cities, April 1, 2006

Jurisdiction	1990 Census	2000 <i>Corrected</i>	2005 Estimate	2006 Estimate	Change 2000-2006	% Change 2000-2006
Algona	1,694	2,460	2,660	2,695	235	9.6%
Auburn	33,102	42,901	43,540	43,820	919	2.1%
Beaux Arts	303	307	297	300	(7)	-2.3%
Bellevue	86,874	109,827	115,500	117,000	7,173	6.5%
Black Diamond	1,422	3,970	4,080	4,085	115	2.9%
Bothell (K.C.portion)	11,986	16,119	16,250	16,600	481	3.0%
Burien	-	31,881	31,040	31,080	(801)	-2.5%
Carnation	1,243	1,893	1,900	1,900	7	0.4%
Clyde Hill	2,972	2,890	2,780	2,795	(95)	-3.3%
Covington	-	13,783	16,610	17,240	3,457	25.1%
Des Moines	17,283	29,267	28,960	29,020	(247)	-0.8%
Duvall	2,770	4,616	5,595	5,735	1,119	24.2%
Enumclaw	7,227	11,116	11,190	11,220	104	0.9%
Federal Way	67,304	83,259	85,800	86,530	3,271	3.9%
Hunts Point	513	443	450	480	37	8.4%
Issaquah	7,786	11,212	17,060	19,570	8,358	74.5%
Kenmore	-	18,678	19,290	19,680	1,002	5.4%
Kent	37,960	79,524	84,920	85,650	6,126	7.7%
Kirkland	40,052	45,054	45,740	47,180	2,126	4.7%
Lake Forest Park	4,031	12,871	12,730	12,770	(101)	-0.8%
Maple Valley	-	14,209	17,870	19,140	4,931	34.7%
Medina	2,981	3,011	2,930	2,945	(66)	-2.2%
Mercer Island	20,816	22,036	21,710	21,860	(176)	-0.8%
Milton (K.C.portion)	697	814	815	825	11	1.4%
Newcastle	-	7,737	8,890	9,175	1,438	18.6%
Normandy Park	6,709	6,392	6,385	6,415	23	0.4%
North Bend	2,578	4,746	4,685	4,690	(56)	-1.2%
Pacific	4,622	5,373	5,640	5,815	442	8.2%
Redmond	35,800	45,256	47,600	49,890	4,634	10.2%
Renton	41,688	50,052	56,840	58,360	8,308	16.6%
Sammamish	-	34,104	38,640	39,730	5,626	16.5%
SeaTac	22,694	25,496	25,140	25,230	(266)	-1.0%
Seattle	516,259	563,376	573,000	578,700	15,324	2.7%
Shoreline	-	53,296	52,500	52,830	(466)	-0.9%
Skykomish	273	214	210	210	(4)	-1.9%
Snoqualmie	1,546	1,631	6,345	7,815	6,184	379.2%
Tukwila	11,874	17,181	17,110	17,930	749	4.4%
Woodinville	-	9,809	10,140	10,350	541	5.5%
Yarrow Point	962	1,008	960	970	(38)	-3.8%
Cities Total:	994,021	1,387,812	1,443,802	1,468,230	80,418	5.8%
Uninc. King County:	513,298	349,234	364,498	367,070	17,836	5.1%
King County	1,507,319	1,737,046	1,808,300	1,835,300	98,254	5.7%
Washington State	4,866,692	5,894,121	6,256,400	6,375,600	481,479	8.2%

Note: " - " means that the city incorporated after 1990. *Italics* represent corrections by the US Census Bureau or Washington State.

Source: Washington State Office of Financial Management, 2000 through 2006.

2000 U S Census Hispanic and Non-Hispanic Population by Race

King County and Its Cities

CITY	2000 Total Population	Hispanic or Latino	Single Race not Hispanic								Two or more race
	White		Black or Afr-Amer	Asian and Pac. Is.	Nat.Amer. and other						
Algona	2,460	147 6%	2,012 82%	40 2%	149 6%	46 2%	66 3%				
Auburn *	40,314	3,019 7%	32,220 80%	956 2%	1,586 4%	1,005 2%	1,528 4%				
Beaux Arts	307	- 0%	298 97%	- 0%	7 2%	1 0%	1 0%				
Bellevue	109,569	5,827 5%	78,698 72%	2,100 2%	19,259 18%	562 1%	3,123 3%				
Black Diamond	3,970	107 3%	3,650 92%	3 0%	41 1%	67 2%	102 3%				
Bothell	16,185	719 4%	13,733 85%	183 1%	988 6%	131 1%	431 3%				
Burien	31,881	3,397 11%	22,799 72%	1,587 5%	2,572 8%	416 1%	1,110 3%				
Carnation	1,893	74 4%	1,699 90%	- 0%	67 4%	35 2%	18 1%				
Clyde Hill	2,890	43 1%	2,564 89%	16 1%	211 7%	9 0%	47 2%				
Covington	13,783	617 4%	11,841 86%	325 2%	446 3%	171 1%	383 3%				
Des Moines	29,267	1,936 7%	20,986 72%	2,069 7%	2,779 9%	297 1%	1,200 4%				
Duvall	4,616	172 4%	4,218 91%	21 0%	92 2%	20 0%	93 2%				
Enumclaw	11,116	380 3%	10,276 92%	31 0%	98 1%	97 1%	234 2%				
Federal Way	83,259	6,266 8%	55,050 66%	6,439 8%	10,996 13%	807 1%	3,701 4%				
Hunts Point	443	10 2%	413 93%	2 0%	12 3%	- 0%	6 1%				
Issaquah	11,212	555 5%	9,523 85%	95 1%	680 6%	83 1%	276 2%				
Kenmore	18,678	655 4%	15,822 85%	253 1%	1,365 7%	95 1%	488 3%				
Kent	79,524	6,466 8%	53,964 68%	6,444 8%	7,994 10%	1,088 1%	3,568 4%				
Kirkland	45,054	1,852 4%	37,438 83%	688 2%	3,580 8%	318 1%	1,178 3%				
Lake Forest Park	13,142	294 2%	11,071 84%	205 2%	1,051 8%	84 1%	437 3%				
Maple Valley	14,209	506 4%	12,625 89%	143 1%	367 3%	115 1%	453 3%				
Medina	3,011	42 1%	2,757 92%	5 0%	149 5%	11 0%	47 2%				
Mercer Island	22,036	410 2%	18,249 83%	250 1%	2,623 12%	84 0%	420 2%				
Milton (King Co)	814	29 4%	719 88%	9 1%	25 3%	8 1%	24 3%				
Newcastle	7,737	223 3%	5,700 74%	121 2%	1,421 18%	57 1%	215 3%				
Normandy Park	6,392	156 2%	5,695 89%	64 1%	309 5%	28 0%	140 2%				
North Bend	4,746	180 4%	4,271 90%	32 1%	113 2%	52 1%	98 2%				
Pacific	5,527	358 6%	4,572 83%	65 1%	266 5%	85 2%	181 3%				
Redmond	45,256	2,538 6%	34,593 76%	659 1%	5,947 13%	321 1%	1,198 3%				
Renton	50,052	3,818 8%	32,759 65%	4,142 8%	6,896 14%	488 1%	1,949 4%				
Sammamish	34,104	853 3%	29,361 86%	273 1%	2,708 8%	151 0%	758 2%				
SeaTac	25,496	3,302 13%	14,666 58%	2,266 9%	3,468 14%	423 2%	1,371 5%				
Seattle	563,374	29,719 5%	382,532 68%	46,545 8%	76,227 14%	6,660 1%	21,691 4%				
Shoreline	53,025	2,054 4%	39,878 75%	1,435 3%	7,126 13%	529 1%	2,003 4%				
Skykomish	214	6 3%	199 93%	1 0%	2 1%	- 0%	6 3%				
Snoqualmie	1,631	85 5%	1,416 87%	14 1%	32 2%	43 3%	41 3%				
Tukwila	17,181	2,329 14%	9,297 54%	2,174 13%	2,169 13%	247 1%	965 6%				
Woodinville	9,194	658 7%	7,458 81%	84 1%	690 8%	48 1%	256 3%				
Yarrow Point	1,008	20 2%	932 92%	8 1%	32 3%	3 0%	13 1%				
Cities Total	1,384,570	79,822 6%	995,954 72%	79,747 6%	164,543 12%	14,685 1%	49,819 4%				
Uninc. KC	352,464	15,420 4%	279,173 79%	12,051 3%	30,809 9%	4,170 1%	10,841 3%				
King County	1,737,034	95,242 5%	1,275,127 73%	91,798 5%	195,352 11%	18,855 1%	60,660 3%				

Note: *The 2000 Census did not include 2,587 persons annexed to Auburn in March 2000, reported on pg.62.

Source: U S Census 2000, PL 94 - 171 file, March 2001.

2000 U.S. Census Population by Age

King County and its Cities

Jurisdiction	2000 Census Population	Age Under 5	Age 5 - 17	Age 18 - 64	Age Over 65
Algona	2,460	163	591	1,550	156
Auburn	40,314	3,100	7,634	24,917	4,663
Beaux Arts	307	11	57	179	60
Bellevue	109,827	6,182	17,218	71,738	14,689
Black Diamond	3,970	319	811	2,511	329
Bothell (K.C.portion)	16,185	967	3,110	10,563	1,545
Burien	31,881	1,932	5,329	20,235	4,385
Carnation	1,893	187	464	1,135	107
Clyde Hill	2,890	169	586	1,587	548
Covington	13,783	1,092	3,569	8,607	515
Des Moines	29,267	1,924	5,039	17,957	4,347
Duvall	4,616	459	1,035	2,975	147
Enumclaw	11,116	803	2,442	6,257	1,614
Federal Way	83,259	6,508	17,003	53,382	6,366
Hunts Point	443	26	89	258	70
Issaquah	11,212	682	1,802	7,603	1,125
Kenmore	18,678	1,069	3,502	12,177	1,930
Kent	79,524	6,676	15,335	51,675	5,838
Kirkland	45,054	2,474	5,848	32,120	4,612
Lake Forest Park	13,142	617	2,324	8,492	1,709
Maple Valley	14,209	1,312	3,494	8,763	640
Medina	3,011	206	610	1,706	489
Mercer Island	22,036	997	4,727	12,198	4,114
Milton (K.C.portion)	814	44	158	499	113
Newcastle	7,737	605	1,206	5,415	511
Normandy Park	6,392	278	1,141	3,674	1,299
North Bend	4,746	474	820	2,948	504
Pacific	5,373	482	1,086	3,505	300
Redmond	45,256	2,888	6,820	31,329	4,219
Renton	50,052	3,521	7,392	34,016	5,123
Sammamish	34,104	2,851	8,535	21,358	1,360
SeaTac	25,496	1,831	4,386	16,805	2,474
Seattle	563,374	26,215	61,612	407,740	67,807
Shoreline	53,025	2,769	9,151	33,391	7,714
Skykomish	214	9	30	135	40
Snoqualmie	1,631	158	314	1,058	101
Tukwila	17,181	1,233	2,891	11,712	1,345
Woodinville	9,194	599	1,848	5,951	796
Yarrow Point	1,008	50	211	559	188
Cities Total:	1,384,674	81,882	210,220	938,680	153,892
Uninc. King County:	352,360	23,439	75,105	225,936	27,880
KC TOTAL:	1,737,034	105,321	285,325	1,164,616	181,772

Notes: " - " means that the particular city was unincorporated at the time.

Source: 2000 US Census, PL 94-171 data, March 2001 and Washington State OFM, 2000.

2000 Census Housing Unit Count

King County and its Cities

City	Single Family	Multi-Family	Mobile Home, other	TOTAL UNITS
Algona	698	36	145	879
Auburn	7,280	7,072	2,390	16,742
Beaux Arts	123	0	0	123
Bellevue	28,503	19,734	66	48,303
Black Diamond	1,209	35	234	1,478
Bothell (KC portion)	3,080	2700	1,200	6,980
Burien	8,301	5,537	186	14,024
Carnation	568	62	9	639
Clyde Hill	1,074	0	0	1,074
Covington	4,303	25	138	4,466
DesMoines	7,009	4,388	457	11,854
Duvall	1,388	68	184	1,640
Enumclaw	2,794	1,216	492	4,502
Federal Way	18,053	13,304	1,232	32,589
Hunts' Point	186	0	0	186
Issaquah	2,816	2,234	36	5,086
Kenmore	5,235	1,892	361	7,488
Kent	15,209	15,866	1,459	32,534
Kirkland	11,073	10,811	55	21,939
Lake Forest Pk	4,425	788	30	5,243
Maple Valley	4,264	411	201	4,876
Medina	1,160	0	0	1,160
Mercer Island	6,934	1,861	11	8,806
Milton	250	0	80	330
Newcastle	2,401	735	33	3,169
Normandy Pk	2,165	455	24	2,644
North Bend	1,301	600	53	1,954
Pacific	1,174	750	130	2,054
Redmond	10,401	9,575	320	20,296
Renton	11,442	10,763	494	22,699
Sammamish	10,907	690	85	11,682
SeaTac	5,444	3,714	874	10,032
Seattle	138,827	130,348	1,361	270,536
Shoreline	15,770	5,371	189	21,330
Skykomish	152	4	16	172
Snoqualmie	489	155	22	666
Tukwila	3,379	4,157	281	7,817
Woodinville*	2,405	940	149	3,494
Yarrow Point	392	3	0	395
City Total:	342,584	256,300	12,997	611,881
Uninc. King County:	104,582	18,694	7,080	130,356
KING COUNTY TOTAL:	447,166	274,994	20,077	742,237

Note: Single family includes both detached houses and attached townhouses.

Source: 2000 US Census, Profile DP-4.

Existing Housing Units by Structure Type

King County and its Cities, 2005

City	Single Family	Multi-Family	Mobile Home, other	TOTAL UNITS
Algona	789	39	151	979
Auburn	8,653	7,964	2,390	19,007
Beaux Arts	124	0	0	124
Bellevue	30,254	21,798	72	52,124
Black Diamond	1,294	37	248	1,579
Bothell (KC portion)	3,257	3,191	841	7,289
Burien	8,271	5,527	126	13,924
Carnation	582	63	14	659
Clyde Hill	1,068	2	0	1,070
Covington	5,259	243	137	5,639
DesMoines	7,125	4,396	433	11,954
Duvall	1,753	139	181	2,073
Enumclaw	2,853	1,227	483	4,563
Federal Way	18,546	13,660	1,253	33,459
Hunts' Point	194	0	0	194
Issaquah	4,203	4,642	12	8,857
Kenmore	5,599	2,091	376	8,066
Kent	16,499	16,631	1,576	34,706
Kirkland	11,502	11,589	56	23,147
Lake Forest Pk	4,413	778	28	5,219
Maple Valley	5,596	463	317	6,376
Medina	1,172	0	0	1,172
Mercer Island	6,979	1,942	11	8,932
Milton	241	1	98	340
Newcastle	2,739	941	19	3,699
Normandy Pk	2,210	545	24	2,779
North Bend	1,274	579	50	1,903
Pacific	1,235	848	110	2,193
Redmond	11,059	10,767	378	22,204
Renton	13,595	12,498	487	26,580
Sammamish	12,752	1,258	92	14,102
SeaTac	5,555	3,908	844	10,307
Seattle	140,238	143,933	1,361	285,532
Shoreline	15,969	5,499	239	21,707
Skykomish	146	3	14	163
Snoqualmie	2,110	503	17	2,630
Tukwila	3,505	4,107	269	7,881
Woodinville	2,684	1,276	154	4,114
Yarrow Point	384	3	0	387
City Total:	361,681	283,091	12,861	657,633
Uninc. King County:	109,396	19,327	7,523	136,246
KING COUNTY TOTAL:	471,077	302,418	20,384	793,879

Note: Single family includes includes both detached houses and attached townhouses.

Source: Washington State Office of Financial Management, 2005 and King County Office of Management and Budget.

1999 Median Income and Per Capita Income King County and its Cities

Jurisdiction	Households in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons in 2000	Per Capita Income 1999
Algona	845	\$50,833	651	\$52,462	2,460	\$19,734
Auburn	16,108	\$39,208	10,065	\$45,426	42,901	\$19,630
Beaux Arts	121	\$96,916	101	\$110,038	307	\$56,496
Bellevue	45,836	\$62,338	29,138	\$76,868	109,827	\$36,905
Black Diamond	1,456	\$67,092	1,125	\$72,981	3,970	\$26,936
Bothell (KC part) *	6,756	\$59,264	4,100	\$68,580	16,185	\$26,483
Burien	13,399	\$41,577	8,092	\$53,814	31,881	\$23,737
Carnation	636	\$60,156	496	\$64,167	1,893	\$21,907
Clyde Hill	1,054	\$132,468	918	\$150,237	2,890	\$78,252
Covington	4,398	\$63,711	3,656	\$65,173	13,783	\$22,230
Des Moines	11,337	\$48,971	7,306	\$57,003	29,267	\$24,127
Duvall	1,596	\$71,300	1,327	\$78,740	4,616	\$27,764
Enumclaw	4,317	\$43,820	2,851	\$56,270	11,116	\$20,596
Federal Way	31,467	\$49,278	21,396	\$55,833	83,259	\$22,451
Hunts Point	165	\$179,898	122	\$200,000+	443	\$113,815
Issaquah	4,840	\$57,892	2,911	\$77,274	11,212	\$34,222
Kenmore	7,307	\$61,756	4,937	\$72,139	18,678	\$31,692
Kent	31,113	\$46,046	19,564	\$52,274	79,524	\$21,390
Kirkland	20,736	\$60,332	10,942	\$73,395	45,054	\$38,903
Lake Forest Park	5,029	\$74,149	3,802	\$84,316	13,142	\$33,419
Maple Valley	4,809	\$67,159	3,989	\$70,008	14,209	\$24,859
Medina	1,111	\$133,756	892	\$149,637	3,011	\$81,742
Mercer Island	8,437	\$91,904	6,266	\$110,830	22,036	\$53,799
Milton (KC part) *	320	\$48,166	200	\$53,732	814	\$22,400
Newcastle	3,028	\$80,320	2,250	\$91,381	7,737	\$35,057
Normandy Park	2,609	\$70,367	1,918	\$78,102	6,392	\$33,845
North Bend	1,841	\$61,534	1,334	\$69,402	4,746	\$28,229
Pacific	1,992	\$45,673	1,425	\$47,694	5,373	\$18,228
Redmond	19,102	\$66,735	11,471	\$78,430	45,256	\$36,233
Renton	21,708	\$45,820	12,188	\$55,747	50,052	\$24,346
Sammamish	11,131	\$101,592	9,736	\$104,356	34,104	\$42,971
SeaTac	9,708	\$41,202	6,063	\$47,630	25,496	\$19,717
Seattle	258,499	\$45,736	115,498	\$62,195	563,374	\$30,306
Shoreline	20,716	\$51,658	13,650	\$61,450	53,025	\$24,959
Skykomish	104	\$45,357	66	\$48,500	214	\$22,829
Snoqualmie	632	\$52,697	460	\$58,889	1,631	\$22,239
Tukwila	7,186	\$40,718	4,036	\$42,442	17,181	\$22,354
Woodinville	3,512	\$68,114	2,409	\$81,251	9,194	\$31,458
Yarrow Point	379	\$117,940	307	\$126,075	1,008	\$72,135
Cities Total	585,340	n a	327,658	n a	1,387,261	n a
Uninc. KC Total *	126,150	\$65,290	95,853	\$71,300	349,773	n a
King County	711,490	\$53,157	423,511	\$66,035	1,737,034	\$29,521

Note: * Number of families and income are estimated for Bothell, Milton and unincorporated King County.

Source: U.S. Census 2000, DP-3 Profiles, 2002.

Persons Below Poverty Level, 1999

King County and its Cities

Jurisdiction	Total Persons*	Persons Below Poverty Level						Total in Poverty	
		Age under 18		Age 18 - 64		65 and over		Number	%
		Number	%	Number	%	Number	%		
Algona	2,456	26	3.4%	67	4.3%	16	10.3%	109	4.4%
Auburn	39,721	1,678	12.6%	3,017	12.1%	397	8.5%	5,092	12.8%
Beaux Arts	307	3	4.4%	8	4.5%	2	3.3%	13	4.2%
Bellevue	108,778	1,353	5.8%	3,907	5.4%	902	6.1%	6,162	5.7%
Black Diamond	3,970	10	0.9%	27	1.1%	0	0.0%	37	0.9%
Bothell (K.C. part)	15,971	214	5.2%	521	4.9%	72	4.7%	807	5.1%
Burien	31,614	933	12.8%	1,765	8.7%	263	6.0%	2,961	9.4%
Carnation	1,893	49	7.5%	73	6.4%	6	5.6%	128	6.8%
Clyde Hill	2,890	3	0.4%	19	1.2%	0	0.0%	22	0.8%
Covington	13,783	192	4.1%	262	3.0%	36	7.0%	490	3.6%
Des Moines	28,005	713	10.2%	1,338	7.5%	90	2.1%	2,141	7.6%
Duvall	4,591	100	6.7%	77	2.6%	0	0.0%	177	3.9%
Enumclaw	10,861	226	7.0%	528	8.4%	150	9.3%	904	8.3%
Federal Way	82,787	2,955	12.6%	4,332	8.1%	409	6.4%	7,696	9.3%
Hunts Point	443	0	0.0%	3	1.2%	2	2.9%	5	1.1%
Issaquah	10,985	138	5.6%	338	4.4%	49	4.4%	525	4.8%
Kenmore	18,591	348	7.6%	628	5.2%	82	4.2%	1,058	5.7%
Kent	78,826	3,652	16.6%	4,936	9.6%	535	9.2%	9,123	11.6%
Kirkland	44,206	548	6.6%	1,582	4.9%	207	4.5%	2,337	5.3%
Lake Forest Park	12,835	90	3.1%	385	4.5%	38	2.2%	513	4.0%
Maple Valley	14,197	129	2.7%	220	2.5%	24	3.8%	373	2.6%
Medina	3,011	0	0.0%	18	1.1%	5	1.0%	23	0.8%
Mercer Island	21,757	217	3.8%	385	3.2%	93	2.3%	695	3.2%
Milton (K.C. part)	800	20	9.9%	35	7.0%	10	8.8%	65	8.1%
Newcastle	7,722	21	1.2%	106	2.0%	35	6.8%	162	2.1%
Normandy Park	6,392	76	5.4%	102	2.8%	77	5.9%	255	4.0%
North Bend	4,654	82	6.3%	133	4.5%	11	2.2%	226	4.9%
Pacific	5,519	184	11.7%	400	11.4%	0	0.0%	584	10.6%
Redmond	44,423	623	6.4%	1,485	4.7%	254	6.0%	2,362	5.3%
Renton	49,651	1,494	13.7%	2,903	8.5%	401	7.8%	4,798	9.7%
Sammamish	34,104	217	1.9%	417	2.0%	40	2.9%	674	2.0%
SeaTac	24,609	983	15.8%	1,660	9.9%	196	7.9%	2,839	11.5%
Seattle	542,979	12,335	14.0%	45,024	11.0%	6,709	9.9%	64,068	11.8%
Shoreline	52,377	786	6.6%	2,308	6.9%	520	6.7%	3,614	6.9%
Skykomish	214	3	7.7%	16	11.9%	0	0.0%	19	8.9%
Snoqualmie	1,631	80	16.9%	73	6.9%	2	2.0%	155	9.5%
Tukwila	17,084	756	18.3%	1,308	11.2%	103	7.7%	2,167	12.7%
Woodinville	9,171	123	5.0%	275	4.6%	15	1.9%	413	4.5%
Yarrow Point	1,008	17	6.5%	17	3.0%	0	0.0%	34	3.4%
All Cities	1,354,816	31,377	10.6%	80,698	8.6%	11,751	7.6%	123,826	9.1%
Suburban Cities	811,837	19,042	9.2%	35,674	6.7%	5,042	5.9%	59,758	7.4%
Unincorp. KC	351,489	6,577	2.4%	10,957	4.4%	1,186	3.9%	18,720	5.3%
King County Total	1,706,305	37,954	9.9%	91,655	8.0%	12,937	7.4%	142,546	8.4%

Note: * does not include persons in institutions

Source: U S Census 2000, SF 3A

Annexations and Incorporations by King County Cities 1990 through 2005

JURISDICTION	April 1990 - April 2000			April 2000 - April 2005		
	Acres Certified	Population Certified	Housing Units Certified	Acres Certified	Population Certified	Housing Units Certified
Algona	102.40	0	0	-	-	-
Auburn	596.01	2,825	1,030	233.07	501	195
Beaux Arts	-	-	-	-	-	-
Bellevue	2,510.83	11,227	4,706	630.30	2,747	1,124
Black Diamond	1,569.00	1,495	630	-	-	-
Bothell	293.32	359	140	10.00	2	2
Burien	4,673.28	29,612	13,431	-	-	-
Carnation	75.64	45	16	30.52	10	3
Clyde Hill	-	-	-	-	-	-
Covington	3,944.50	12,500	4,043	-	-	-
Des Moines	1,720.28	9,262	3,796	100.08	401	147
Duvall	436.90	71	40	11.85	0	0
Enumclaw	17.49	0	0	-	-	-
Federal Way	817.28	5	3	635.65	2,722	1,217
Hunts Point	-	-	-	-	-	-
Issaquah	1,760.10	104	50	1,478.18	2,495	1,635
Kenmore	3,904.00	16,874	7,001	-	-	-
Kent	6,168.04	25,835	9,727	276.13	882	316
Kirkland	3.40	(18)	(6)	-	-	-
Lake Forest Pk	1,679.38	9,582	3,910	-	-	-
Maple Valley	3,566.00	10,556	3,644	-	-	-
Medina	-	-	-	-	-	-
Mercer Island	-	-	-	-	-	-
Milton	39.28	36	16	-	-	-
Newcastle	3,307.00	7,751	3,163	-	-	-
Normandy Park	49.28	90	43	-	-	-
North Bend	-	-	-	-	-	-
Pacific	-	-	-	(72.69)	(2)	(1)
Redmond	876.90	271	101	220.08	401	151
Renton	461.53	602	235	318.07	689	343
Sammamish	13,556.00	29,400	9,920	-	-	-
Seatac	73.29	127	70	-	-	-
Seattle	-	-	-	-	-	-
Shoreline	7,413.44	53,541	20,692	-	-	-
Skykomish	-	-	-	-	-	-
Snoqualmie	2,262.80	-	-	781.07	0	0
Tukwila	652.16	2,764	1,331	-	-	-
Woodinville	3,915.00	8,882	3,452	7.24	19	7
Yarrow Point	3.40	36	12	-	-	-
TOTAL	66,447.93	233,834	91,196	4,659.55	10,867	5,139

Source: Washington State Office of Financial Management, September 2000 and quarterly reports.

Annexations and Incorporations 2005 - 2006

JURISDICTION April 2005 - April 2006

	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	19.50	9	4
Beaux Arts	-	-	-
Bellevue	12.70	0	0
Black Diamond	345.18	0	0
Bothell	-	-	-
Burien	-	-	-
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	168.00	375	117
Des Moines	-	-	-
Duvall	-	-	-
Enumclaw	193.00	0	0
Federal Way	-	-	-
Hunts Point	-	-	-
Issaquah	403.00	3,712	1,562
Kenmore	-	-	-
Kent	-	-	-
Kirkland	-	-	-
Lake Forest Pk	-	-	-
Maple Valley	28.80	0	0
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	26.69	0	0
Renton	164.19	292	126
Sammamish	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	-	-	-
Skykomish	-	-	-
Snoqualmie	-	-	-
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
TOTAL	1,361.06	4,388	1,809

Incorporations Since 1990:

CITY	DATE	ACRES	POP.	HOUSING UNITS
Federal Way	February, 1990	12,740	67,304	27,982
SeaTac	February, 1990	6,271	22,694	10,189
Burien	March, 1993	4,390	27,610	12,454
Woodinville	March, 1993	3,904	8,800	3,427
Newcastle	October, 1994	3,307	7,751	3,163
Shoreline	August, 1995	6,938	48,600	18,600
Covington	August, 1997	3,960	12,800	4,330
Maple Valley	August, 1997	3,698	10,980	3,620
Kenmore	August, 1998	3,974	16,900	5,944
Sammamish	August, 1999	13,556	29,400	9,920

Note: The information in this table is as of date of incorporation. See "City Profiles Chapter" for current information about these cities.

Residential Land Supply and Capacity

Findings from Buildable Lands Report, 2001

JURISDICTION	LAND SUPPLY (in acres)						HOUSING UNIT CAPACITY (in units)			
	Single Family		Multi Family		UGA & UPDs	TOTAL ACRES	Single Family Units	Multi Family Units	UGA & UPD	TOTAL UNIT CAPACITY
	Vacant	Redev.	Vacant	Redev.						
Algona	21.62	22.01	5.91	8.60	-	58.15	172	104	50	326
Auburn	870.24	914.99	35.10	82.62	-	1,902.95	4,046	1,441	790	6,276
Beaux Arts	-	3.26	-	-	-	3.26	6	-	-	6
Bellevue	252.65	274.89	79.12	177.48	-	784.14	1,370	14,383	-	15,753
Black Diamond	389.58	83.19	33.80	7.45	-	514.02	2,363	607	-	2,970
Bothell	110.29	226.03	44.25	23.68	-	404.25	1,405	876	-	2,280
Burien	61.21	228.08	8.61	54.05	-	351.95	1,019	1,047	-	2,067
Carnation	22.67	18.35	0.90	3.89	46.00	91.81	102	26	80	208
Clyde Hill	4.83	14.92	-	-	-	19.75	23	-	-	23
Covington	226.64	348.46	5.36	1.79	-	582.26	3,370	33	-	3,403
Des Moines	72.06	121.27	23.75	38.24	-	255.32	646	1,367	-	2,013
Duvall	69.33	99.60	6.07	18.38	151.30	344.68	669	280	688	1,638
Enumclaw	124.05	119.04	8.65	11.55	269.86	533.15	856	426	1,079	2,361
Federal Way	479.73	526.13	79.51	61.08	-	1,146.45	2,987	2,274	277	5,538
Hunts Point	0.78	-	-	-	-	0.78	2	-	-	2
Issaquah	284.00	293.10	125.27	44.91	-	747.28	1,726	2,910	4,241	8,877
Kenmore	139.01	206.85	2.74	59.40	-	408.00	1,239	2,198	1,200	4,637
Kent	295.83	851.14	40.58	36.82	-	1,224.37	4,978	1,586	250	6,814
Kirkland	121.09	428.98	40.81	111.16	-	702.04	1,684	2,418	-	4,102
Lake Forest Pk	61.26	134.17	-	3.48	-	198.91	452	84	-	536
Maple Valley	234.76	145.80	24.02	3.35	-	407.92	2,133	307	330	2,770
Medina	6.13	16.75	-	-	-	22.89	40	-	-	40
Mercer Island	159.08	188.97	2.34	9.65	-	360.04	1,279	681	311	2,272
Milton	1.70	9.65	1.12	1.63	-	14.10	41	311	-	353
Newcastle	167.07	187.06	7.72	33.10	-	394.95	1,025	1,228	318	2,572
Normandy Park	39.91	77.13	-	-	-	117.04	170	-	-	170
North Bend	-	-	0.62	3.35	363.00	366.97	708	177	1,832	2,717
Pacific	42.49	73.21	21.77	2.00	-	139.47	630	356	-	985
Redmond	328.35	232.88	95.74	157.66	-	814.63	2,046	7,618	-	9,663
Renton	234.53	138.77	66.58	178.47	-	618.35	2,000	7,101	1,519	10,620
Sammamish	552.90	877.84	26.97	4.14	-	1,461.85	3,635	526	-	4,161
Seatac	105.61	308.41	43.39	56.35	-	513.76	1,178	3,209	-	4,386
Seattle	787.00	1,937.50	198.00	1,485.30	-	4,407.80	15,411	102,810	-	118,221
Shoreline	89.05	1,300.72	3.44	66.30	-	1,459.50	801	1,506	-	2,307
Skykomish	12.38	-	-	-	-	12.38	39	-	-	39
Snoqualmie	56.77	12.57	-	-	227.79	297.13	59	-	2,155	2,214
Tukwila	140.02	257.15	17.43	42.26	-	456.86	1,744	1,272	-	3,016
Woodinville	124.38	292.25	12.27	0.23	-	429.13	1,254	523	170	1,947
Yarrow Point	7.64	12.96	-	-	-	20.60	34	-	-	34
Cities Total:	6,696.64	10,984.07	1,061.85	2,788.35	1,057.95	22,588.87	63,342	159,684	15,291	238,317
UKC East	420.68	292.16	41.16	5.49	-	759.49	2,432	870	3,100	6,402
UKC SS	87.22	12.27	47.43	2.30	-	149.22	527	749	-	1,276
UKC South	1,957.43	1,043.55	186.37	28.51	-	3,215.86	13,442	3,841	-	17,283
UKC Total:	2,465.33	1,347.98	274.96	36.30	-	4,124.56	16,401	5,460	3,100	24,961
URBAN KC TOTAL:	9,161.97	12,332.05	1,336.80	2,824.65	1,057.95	26,713.43	79,743	165,144	18,391	263,278

Residential Land Supply and Capacity: King County Buildable Lands Report, 2002

The table on the opposite page summarizes the findings of King County's Buildable Lands Evaluation Report, 2002.

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act, (RCW 36.70A.215). The amendment requires six Washington counties and their cities to determine the amount of land suitable for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity. All 40 jurisdictions in King County collaborated to compile and analyze their data on land development, density, land supply and capacity. King County submitted its first five-year Buildable Lands evaluation report in September 2002.

Key Findings: King County has achieved 38% of its household target in 40% of the twenty-year planning period (i.e. the first 8 years of the 1993-2012 period). We have housed more than 50% of the population forecast for that period.

King County has capacity for 263,000 more housing units - more than twice the capacity needed to accommodate the remaining household growth target.

King County has the capacity for over 600,000 more jobs - several times the remaining target of 110,000 jobs.

Densities being achieved in four urban sub-areas are sufficient to accommodate targeted growth. Overall residential urban densities exceed 7 dwelling units per acre.

Land Supply: Residential land supply includes vacant land parcels and partly used parcels with potential for redevelopment. The King County UGA contains almost 27,000 acres of vacant or potentially redevelopable residential land. The largest acreages of land supply are in South King County (11,500 acres) and the Eastside (7,300 acres).

Residential Capacity: Capacity refers to the number of additional housing units that can be accommodated on vacant and redevelopable land. Land capacity was calculated by each jurisdiction on a zone by zone basis, and then summarized into single family and multifamily categories. The Urban Growth Area of King County has the capacity for more than 263,000 additional residential units. King County jurisdictions have the capacity for 79,700 new units in single-family zones, 63,000 new units in multifamily residential zones, and another 102,000 units in mixed-use or multiple use zones. The not yet completed portions of urban planned developments (UPDs) or other large developments constitute another 12,500 units of capacity, and another 5,800 units of capacity are in the Rural Cities' Urban Growth Areas. These last two components are shown as "UGA and UPDs" in the table, but not all such developments are presented in the land supply section of the table.

Methodology: The land supply inventory in King County—a composite of inventories conducted by each individual jurisdiction—represents a snapshot of approximately January 2001. Most cities and the county produced new inventories expressly for the purposes of Buildable Lands, based on land parcel data from the King County Assessor. Vacant or potentially redevelopable status was determined from assessed improvements value and map or field inventory of sites. Lands encumbered by critical areas (sensitive areas) were removed, and deductions were made for rights-of-way, public purposes and a "market factor" to account for land that may not be developed immediately. The table displays net land supply in acres after all these factors were accounted for.

The residential land supply was converted into residential capacity, measured in single family and multifamily housing units that can be accommodated on the land. Densities actually achieved in the five-year analysis period were the basis for determining densities to apply to the land supply. Each jurisdiction prepared its own capacity analysis on a zone-by-zone basis with its own understanding of local issues and regulations, but within a common methodological framework agreed on by all the jurisdictions. Finally, the data were compiled at the sub-area and County Urban area level to arrive at Countywide conclusions of residential capacity presented here.

See King County's Buildable Lands Evaluation Report for more information, detailed methodology and data.

Revised 22-year Household Growth Targets King County and its Cities, 2001 - 2022

Household Growth Target to be accommodated by each jurisdiction
Between January 2001 and 2022

Jurisdiction	A 1990 Households	B Original 1992-2012 Growth Target	C 2000 Households	D Adopted Household Growth Target 2001-2022	E PAA H'hold Target
Algona	587	404	845	298	
Auburn	13,357	8,088	16,108	6,003	815
Beaux Arts	119	0	121	3	
Bellevue	35,756	8,727	45,836	10,117	178
Black Diamond	541	1,624	1,456	1,099	
Bothell	4,807	1,951	6,401	1,751	584
Burien	12,000	1,796	13,399	1,552	
Carnation *	439	404	636	246	
Clyde Hill	1,063	12	1,054	21	
Covington	3,400	1,493	4,398	1,373	
Des Moines	7,054	2,154	11,337	1,576	2
Duvall *	946	1,661	1,596	1,037	
Enumclaw *	2,936	2,425	4,317	1,927	
Federal Way	25,705	15,239	31,437	6,188	1,161
Hunts Point	187	4	165	1	
Issaquah	3,170	3,380	4,840	3,993	802
Kenmore	n.a.	n.a.	7,307	2,325	
Kent	16,246	9,075	31,113	4,284	546
Kirkland	17,211	5,837	20,736	5,480	747
Lake Forest Park	1,488	451	5,029	538	
Maple Valley	2,250	1,539	4,809	300	
Medina	1,129	17	1,111	31	
Mercer Island	8,007	1,122	8,437	1,437	
Milton	266	29	339	50	33
Newcastle	2,000	833	3,028	863	1
Normandy Park	2,570	135	2,609	100	
North Bend *	1,044	1,527	1,841	636	
Pacific	1,707	1,212	1,992	721	39
Redmond	14,153	11,617	19,102	9,083	390
Renton	18,219	8,960	21,708	6,198	1,739
Sammamish	n.a.	n.a.	11,131	3,842	
Seattle	236,702	53,877	258,499	51,510	
SeaTac	9,611	5,525	9,708	4,478	0
Shoreline	n.a.	2,559	20,716	2,651	
Skykomish	103	27	104	20	
Snoqualmie *	611	2,784	632	1,697	
Tukwila	5,639	5,388	7,186	3,200	8
Woodinville	3,000	1,797	3,512	1,869	
Yarrow Point	371	18	379	28	
City Total:	454,400	163,683	584,974	138,526	7,045
Unincorp. KC:	161,400	33,501	125,942	19,406	6,361
- urban	123,400	26,501	79,042	13,406	6,361
- rural **	38,000	7,000	46,900	6,000	n.a.
King County Total:	615,800	197,184	710,916	157,932	n.a.

NOTES: Column D indicates the approximate number of households each jurisdiction is expected to accommodate during the 22 year period 2001 - 2022. These growth targets were adopted by the King County Growth Management Planning Council in November, 2002. The targets replace the earlier 1992 - 2012 numbers which are shown as Column B.

Column E shows the unincorporated household targets associated with designated Potential Annexation Areas (PAAs) of selected cities.

* Targets of five rural cities include surrounding growth areas. ** Rural-designated areas are expected to grow by no more than 6000 hseholds.

Land Area and Assessed Value by City, 2006

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value	
	(sq. mi.)	(acres)		(thousands)	
Algona	1.31	837	1,164	\$	324,062
Auburn	21.80	13,949	11,032	\$	4,700,314
Beaux Arts	0.08	53	126	\$	84,334
Bellevue	31.86	20,392	31,933	\$	24,061,756
Black Diamond	6.73	4,304	1,814	\$	453,939
Bothell	5.67	3,627	4,675	\$	2,998,431
Burien	7.43	4,758	9,919	\$	3,187,731
Carnation	1.16	745	697	\$	171,508
Clyde Hill	1.06	676	1,140	\$	1,173,941
Covington	5.87	3,757	6,004	\$	1,489,743
Des Moines	6.56	4,198	8,386	\$	2,391,792
Duvall	2.21	1,417	2,178	\$	665,571
Enumclaw	3.84	2,459	3,581	\$	860,194
Federal Way	22.54	14,425	21,371	\$	7,251,993
Hunts Point	0.29	187	200	\$	664,478
Issaquah	11.37	7,279	7,360	\$	3,747,735
Kenmore	6.18	3,952	6,494	\$	2,351,434
Kent	29.05	18,594	18,737	\$	9,393,640
Kirkland	10.54	6,748	12,608	\$	8,802,929
Lake Forest Park	3.59	2,296	4,838	\$	1,818,049
Maple Valley	5.67	3,628	7,194	\$	1,801,968
Medina	1.42	909	1,282	\$	2,271,138
Mercer Island	6.34	4,057	7,834	\$	7,080,679
Milton	0.56	356	351	\$	67,741
Newcastle	4.47	2,858	3,537	\$	1,541,361
Normandy Park	2.55	1,633	2,477	\$	1,057,303
North Bend	2.96	1,896	1,528	\$	568,397
Pacific	1.82	1,167	1,749	\$	348,335
Redmond	16.91	10,822	11,960	\$	10,310,924
Renton	17.92	11,466	16,995	\$	7,334,477
Sammamish	18.22	11,659	15,138	\$	7,152,301
Sea Tac	10.29	6,586	6,528	\$	3,605,254
Seattle	84.96	54,373	171,953	\$	95,706,633
Shoreline	11.70	7,488	17,205	\$	6,036,457
Skykomish	0.33	214	264	\$	20,161
Snoqualmie	6.48	4,149	3,145	\$	1,235,959
Tukwila	9.16	5,862	5,137	\$	3,624,911
Woodinville	5.66	3,625	3,303	\$	2,060,187
Yarrow Point	0.36	232	423	\$	617,980
Cities Total:	386.93	247,633	432,260	\$	229,035,740
Unincorporated King County:	1,747	1,118,127	142,477	\$	41,535,350
KING COUNTY TOTAL:	2,134	1,365,760	574,737	\$	270,571,090

Note: Total taxable assessed value is equal to real property assessed value plus personal property assessed value.

Personal property assessed value is equal to approximately 8% of total assessed value.

Source: King County Department of Assessments and King County Office of Management and Budget.

Total Net New Residential Units Authorized

King County and its Cities, 2000 - 2005

Jurisdiction	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units
	2 0 0 0			2 0 0 1			2 0 0 2			2 0 0 3			2 0 0 4			2 0 0 5		
Algona	19	1	18	12	1	11	41	0	41	29	1	28	12	1	11	16	0	16
Auburn	380	2	378	183	1	182	83	5	78	143	16	127	56	6	50	90	3	87
Beaux Arts	0	0	0	2	0	2	1	1	0	0	1	-1	0	1	-1	1	1	0
Bellevue	500	30	470	526	41	485	434	53	381	275	26	249	151	55	96	550	199	351
Black Diamond	14	1	13	8	1	7	5	1	4	15	3	12	7	3	4	4	0	4
Bothell (KC Part)	149	8	141	30	5	25	134	13	121	13	0	13	142	3	139	24	5	19
Burien	33	14	19	28	9	19	33	6	27	46	9	37	38	42	-4	147	72	75
Carnation	4	0	4	1	1	0	2	1	1	0	0	0	0	1	-1	0	0	0
Clyde Hill	15	14	1	10	11	-1	17	17	0	13	12	1	17	14	3	17	20	-3
Covington	52	16	36	228	6	222	359	6	353	357	5	352	269	10	259	97	13	84
Des Moines	55	7	48	31	1	30	17	9	8	35	6	29	65	5	60	94	4	90
Duvall	97	2	95	208	3	205	87	1	86	40	4	36	33	2	31	52	6	46
Enumclaw	21	1	20	28	6	22	62	3	59	29	1	28	14	5	9	29	1	28
Federal Way	78	3	75	41	1	40	206	5	201	127	4	123	123	9	114	295	8	287
Hunts Point	4	1	3	3	5	-2	3	1	2	3	3	0	3	2	1	2	3	-1
Issaquah	85	8	77	508	13	495	201	1	200	469	1	468	809	1	808	754	6	748
Kenmore	209	2	207	87	7	80	145	7	138	222	9	213	164	3	161	143	30	113
Kent	556	23	533	457	18	439	363	16	347	308	67	241	306	12	294	663	19	644
Kirkland	181	49	132	410	63	347	261	66	195	184	74	110	521	102	419	506	154	352
Lake Forest Park	9	3	6	13	3	10	17	6	11	13	5	8	50	7	43	25	5	20
Maple Valley	146	0	146	170	7	163	345	4	341	389	8	381	343	0	343	448	4	444
Medina	17	13	4	11	12	-1	10	13	-3	3	5	-2	17	16	1	16	17	-1
Mercer Island	151	45	106	55	32	23	132	50	82	48	41	7	358	56	302	235	45	190
Milton (KC Part)	1	0	1	1	0	1	0	0	0	0	0	0	9	0	9	0	0	0
Newcastle	281	2	279	71	6	65	119	10	109	132	2	130	140	3	137	115	5	110
Normandy Park	12	1	11	6	0	6	93	2	91	8	2	6	9	2	7	7	3	4
North Bend	4	0	4	3	1	2	0	1	-1	7	1	6	5	2	3	5	2	3
Pacific	4	0	4	18	0	18	102	3	99	20	0	20	43	5	38	47	30	17
Redmond	182	7	175	733	16	717	471	6	465	452	6	446	359	17	342	439	8	431
Renton	818	17	801	404	23	381	643	24	619	765	27	738	646	53	593	922	50	872
Sammamish	764	6	758	490	20	470	530	2	528	516	21	495	423	0	423	264	15	249
SeaTac	26	49	-23	35	13	22	38	3	35	190	5	185	43	6	37	92	50	42
Seattle	6,536	798	5,738	4,819	462	4,357	3,459	198	3,261	2,901	347	2,554	3,035	640	2,395*	3,670	549	3,121
Shoreline	76	28	48	89	18	71	118	14	104	151	16	135	99	24	75	288	41	247
Skykomish	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Snoqualmie	310	0	310	136	0	136	293	2	291	306	0	306	360	1	359	270	0	270
Tukwila	61	27	34	54	11	43	60	9	51	35	6	29	40	9	31	45	37	8
Woodinville	30	2	28	59	6	53	134	0	134	37	1	36	189	12	177	155	6	149
Yarrow Point	4	6	-2	2	0	2	5	5	0	3	3	0	8	7	1	4	3	1
City Total:	11,884	1,186	10,698	9,970	823	9,147	9,023	564	8,459	8,284	738	7,546	8,907	1,137	7,770	10,531	1,414	9,117
Uninc. King County:	2,811	160	2,651	1,975	85	1,890	2,445	68	2,377	3,155	115	3,040	2,669	91	2,578	2,223	61	2,162
King County Total:	14,695	1,346	13,349	11,945	908	11,037	11,468	632	10,836	11,439	853	10,586	11,576	1,228	10,348	12,754	1,475	11,279

* Seattle reports units COMPLETED

Source: Individual cities of King County and King County Office of Management and Budget Building Permit Files.

Puget Sound Regional Council Building Permit Files.

Total New Residential Units Authorized

King County and its Cities, 1995 - 2005

Jurisdiction	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Algona	18	18	13	9	17	19	12	41	29	12	16
Auburn	308	310	375	731	137	380	183	83	143	56	90
Beaux Arts	0	3	0	0	1	0	2	1	0	0	1
Bellevue	483	506	1,406	1,077	1,105	500	526	434	275	151	550
Black Diamond	50	39	68	43	26	14	8	5	15	7	4
Bothell (KC Part)	145	449	256	121	179	149	30	134	13	142	24
Burien	24	32	63	83	55	33	28	33	46	38	147
Carnation	13	20	27	16	16	4	1	2	0	0	0
Clyde Hill	3	2	6	2	14	15	10	17	13	17	17
Covington	-	-	-	26	20	52	228	359	357	269	97
Des Moines	35	17	55	28	16	55	31	17	35	65	94
Duvall	54	51	126	116	89	97	208	87	40	33	52
Enumclaw	53	114	28	19	52	21	28	62	29	14	29
Federal Way	240	232	507	199	344	78	41	206	127	123	295
Hunts Point	2	1	2	2	4	4	3	3	3	3	2
Issaquah	187	151	140	522	315	85	508	201	469	809	754
Kenmore	-	-	-	-	59	209	87	145	222	164	143
Kent	649	906	502	446	1,217	556	457	363	308	306	663
Kirkland	349	534	630	434	419	181	410	261	184	521	506
Lake Forest Park	17	15	46	27	18	9	13	17	13	50	25
Maple Valley	-	-	-	238	114	146	170	345	389	343	448
Medina	12	9	11	12	17	17	11	10	3	17	16
Mercer Island	50	69	57	50	74	151	55	132	48	358	235
Milton (KC Part)	1	51	3	2	2	1	1	0	0	9	0
Newcastle	16	68	44	50	40	281	71	119	132	140	115
Normandy Park	6	7	7	11	7	12	6	93	8	9	7
North Bend	73	105	114	251	145	4	3	0	7	5	5
Pacific	38	0	4	6	3	4	18	102	20	43	47
Redmond	535	581	457	454	191	182	733	471	452	359	439
Renton	227	319	912	936	476	818	404	643	765	646	922
Sammamish	-	-	-	-	NA	764	490	530	516	423	264
SeaTac	23	24	35	40	39	26	35	38	190	43	92
Seattle	1,567	2,706	2,587	3,933	5,287	6,536	4,819	3,459	2,901	3,035	3,670 *
Shoreline	-	42	152	141	96	76	89	118	151	99	288
Skykomish	2	2	3	2	0	0	0	0	0	1	0
Snoqualmie	0	10	71	142	479	310	136	293	306	360	270
Tukwila	12	49	48	32	41	61	54	60	35	40	45
Woodinville	26	192	140	267	57	30	59	134	37	189	155
Yarrow Point	2	4	1	1	6	4	2	5	3	8	4
City Total:	5,204	7,638	8,896	10,469	11,177	11,884	9,970	9,023	8,284	8,907	10,531
Uninc. King County:	2,713	3,549	3,435	3,784	3,508	2,811	1,975	2,445	3,155	2,669	2,223
King County Total:	7,917	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576	12,754

Uninc. King County as a % of total King County:

34%	32%	28%	27%	24%	19%	17%	21%	28%	23%	17%
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* **Seattle reports units COMPLETED**

Note: This table reports new units authorized and does not include demolitions. " - " means that the particular city was unincorporated at the time.

Source: Individual cities of King County and King County Office of Management and Budget Building Permit Files.

New Single Family Units Authorized

King County and its Cities, 1995 - 2005

Jurisdiction	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Algona	18	11	13	9	17	19	8	41	29	12	16
Auburn	135	209	262	326	121	236	51	41	83	31	32
Beaux Arts	0	3	0	0	1	0	2	1	0	0	1
Bellevue	249	182	308	330	242	266	151	165	132	139	183
Black Diamond	50	39	68	43	26	14	8	2	15	7	4
Bothell (KC Part)	128	89	45	31	74	38	30	69	13	18	14
Burien	24	30	45	59	39	22	28	25	35	38	46
Carnation	13	20	27	16	16	4	1	2	0	0	0
Clyde Hill	3	2	6	2	14	15	10	17	13	17	17
Covington	-	-	-	26	20	45	217	159	357	269	97
Des Moines	35	14	34	28	12	23	19	17	35	62	87
Duvall	54	51	126	116	89	97	120	87	40	33	52
Enumclaw	49	74	28	19	52	21	28	18	19	12	17
Federal Way	234	103	151	104	119	44	24	156	115	123	282
Hunts Point	2	1	2	2	4	4	3	3	3	3	2
Issaquah	68	46	49	149	69	83	46	95	372	510	506
Kenmore	-	-	-	-	8	94	43	90	146	79	143
Kent	188	308	288	272	269	294	194	247	306	282	246
Kirkland	133	130	187	124	209	121	148	138	153	244	229
Lake Forest Park	17	15	40	27	18	9	13	14	13	50	25
Maple Valley	-	-	-	238	114	146	170	345	389	290	448
Medina	12	9	11	12	17	17	11	10	3	17	16
Mercer Island	44	49	48	50	74	73	32	36	38	63	76
Milton (KC Part)	1	49	3	2	2	1	1	0	0	9	0
Newcastle	16	68	44	50	40	86	71	98	132	98	115
Normandy Park	6	7	7	11	7	12	6	8	8	9	7
North Bend	73	105	112	67	4	4	3	0	7	5	5
Pacific	18	0	4	6	3	4	18	17	20	43	47
Redmond	86	117	114	55	85	121	138	122	260	216	335
Renton	135	194	233	293	203	348	308	466	550	438	510
Sammamish	-	-	-	-	NA	373	384	356	516	423	259
SeaTac	23	24	35	40	36	26	35	38	34	43	40
Seattle	458	478	461	578	720	414	463	696	996	555	608
Shoreline	-	42	126	113	96	74	77	62	76	45	53
Skykomish	2	2	3	2	0	0	0	0	0	1	0
Snoqualmie	0	10	71	133	297	256	130	214	256	358	266
Tukwila	12	18	28	32	41	61	54	60	35	40	45
Woodinville	20	14	63	68	57	30	9	86	37	146	79
Yarrow Point	2	4	1	1	6	4	2	5	3	8	4
City Total:	2,308	2,517	3,043	3,434	3,221	3,499	3,056	4,006	5,239	4,736	4,912
Uninc.King County:	2,255	2,272	2,391	2,384	2,202	1,511	1,544	1,954	1,991	2,129	1,647
King County Total:	4,547	4,789	5,434	5,818	5,423	5,010	4,600	5,960	7,230	6,865	6,559
<i>Uninc.King County as a % of total King County:</i>											
	50%	47%	44%	41%	41%	30%	34%	33%	28%	31%	25%

Note: This table reports new units authorized and does not include demolitions. " - " means that the particular city was unincorporated at the time.

Source: Individual cities of King County and King County Office of Management and Budget Building Permit Files.

New Multifamily Units Authorized

King County and its Cities, 1995 - 2005

Jurisdiction	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Algona	0	7	0	0	0	0	4	0	0	0	0
Auburn	173	101	113	405	16	144	132	42	60	25	58
Beaux Arts	0	0	0	0	0	0	0	0	0	0	0
Bellevue	234	324	1,098	747	863	234	375	269	143	12	367
Black Diamond	0	0	0	0	0	0	0	3	0	0	0
Bothell (KC Part)	17	360	211	90	105	111	0	65	0	124	10
Burien	0	2	18	24	16	11	0	8	11	0	101
Carnation	0	0	0	0	0	0	0	0	0	0	0
Clyde Hill	0	0	0	0	0	0	0	0	0	0	0
Covington	-	-	-	0	0	7	11	200	0	0	0
Des Moines	0	3	21	0	4	32	12	0	0	3	7
Duvall	0	0	0	0	0	0	88	0	0	0	0
Enumclaw	4	40	0	0	0	0	0	44	10	2	12
Federal Way	6	129	356	95	225	34	17	50	12	0	13
Hunts Point	0	0	0	0	0	0	0	0	0	0	0
Issaquah	119	105	91	373	246	2	462	106	97	299	248
Kenmore	-	-	-	-	51	115	44	55	76	85	0
Kent	461	598	214	174	948	262	263	116	2	24	417
Kirkland	216	404	443	310	210	60	262	123	31	277	277
Lake Forest Park	0	0	6	0	0	0	0	3	0	0	0
Maple Valley	-	-	-	0	0	0	0	0	0	53	0
Medina	0	0	0	0	0	0	0	0	0	0	0
Mercer Island	6	20	9	0	0	78	23	96	10	295	159
Milton (KC Part)	0	2	0	0	0	0	0	0	0	0	0
Newcastle	0	0	0	0	0	195	0	21	0	42	0
Normandy Park	0	0	0	0	0	0	0	85	0	0	0
North Bend	0	0	2	184	141	0	0	0	0	0	0
Pacific	20	0	0	0	0	0	0	85	0	0	0
Redmond	449	464	343	399	106	61	595	349	192	143	104
Renton	92	125	679	643	273	470	96	177	215	208	412
Sammamish	-	-	-	-	NA	391	106	174	0	0	5
SeaTac	0	0	0	0	3	0	0	0	156	0	52
Seattle	1,109	2,228	2,126	3,355	4,567	6,122	4,356	2,763	1,905	2,480	3,062
Shoreline	-	0	26	28	0	2	12	56	75	54	235
Skykomish	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie	16	0	0	9	182	54	6	79	50	2	4
Tukwila	0	31	20	0	0	0	0	0	0	0	0
Woodinville	6	178	77	199	0	0	50	48	0	43	76
Yarrow Point	0	0	0	0	0	0	0	0	0	0	0
City Total:	2,912	5,121	5,853	7,035	7,956	8,385	6,914	5,017	3,045	4,171	5,619
Uninc. King County:	458	1,277	1,044	1,400	1,306	1,300	431	491	1,164	540	574
King County Total:	3,370	6,398	6,897	8,435	9,262	9,685	7,345	5,508	4,209	4,711	6,193
<i>Uninc. KC as a % of total King County:</i>											
	14%	20%	15%	17%	14%	13%	6%	9%	28%	11%	9%

Note: Multifamily includes duplexes. "-" means that the particular city was unincorporated at the time.

Source: Individual cities of King County and King County Office of Management and Budget building permit file.

Recorded Formal Plats

King County and its Cities, 2000 - 2005

Jurisdictions	2000		2001		2002		2003		2004		2005		
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Plats	Lots	Acres
Algona	0	0.00	0	0.00	23	8.52	0	0.00	12	3.05	0	0	0.00
Auburn	27	6.92	0	0.00	56	18.75	27	5.50	10	1.87	2	123	30.68
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bellevue	31	7.34	59	22.34	58	18.65	9	4.17	0	0.00	2	25	8.30
Black Diamond	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bothell	0	0.00	16	4.67	15	0.00	0	0.00	25	7.10	1	11	3.20
Burien	6	1.45	0	0.00	0	0.00	0	0.00	0	0.00	1	5	0.93
Carnation	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Clyde Hill	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Covington	336	59	61	14	394	89.50	231	47.36	69	15.86	0	0	0.00
Des Moines	0	0.00	18	3.00	0	0.00	34	4.35	0	0.00	1	29	6.22
Duvall	59	13.52	154	39.13	32	10.77	16	4.59	0	0.00	3	67	29.48
Enumclaw	80	18.56	0	0.00	9	2.80	0	0.00	0	0.00	0	0	0.00
Federal Way	0	0.00	100	39.49	65	13.12	47	12.26	158	52.06	2	176	88.33
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Issaquah	0	0.00	219	469.28	479	291.58	285	38.74	743	243.15	10	289	117.87
Kenmore	23	5	26	9	150	28.33	35	6.30	93	28.56	3	55	12.46
Kent	136	38.42	313	79.12	169	45.53	132	26.75	156	42.26	8	215	51.64
Kirkland	45	10.04	16	2.17	11	3.22	10	1.80	15	2.19	1	16	2.25
Lake Forest Pk	0	0.00	0	0.00	0	0.00	0	0.00	14	8.84	0	0	0.00
Maple Valley	206	42.89	369	82.90	165	98.45	393	101.50	393	87.08	7	379	43.84
Medina	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Mercer Island	21	5.85	0	0.00	0	0.00	0	0.00	6	1.65	0	0	0.00
Milton (KC part)	0	0.00	0	0.00	0	0.00	21	5.66	0	0.00	0	0	0.00
Newcastle	227	85.08	0	0.00	297	228.63	44	11.95	44	9.65	2	106	27.25
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
North Bend	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Pacific	0	0.00	20	5.55	0	0.00	8	2.31	6	1.41	1	21	4.84
Redmond	106	28.05	251	165.43	114	37.80	168	36.41	296	77.13	6	197	49.74
Renton	350	86.30	350	99.98	637	197.76	389	87.39	220	87.98	13	392	93.28
Sammamish	160	53	620	316	369	185.22	259	90.04	180	84.07	1	18	4.86
SeaTac	6	1.25	0	0.00	10	2.63	0	0.00	0	0.00	0	0	0.00
Seattle	95	49.07	0	0.00	11	16.20	1,116	72.81	175	121.67	0	0	0.00
Shoreline	17	2.31	9	1.80	29	4.69	0	0.00	0	0.00	0	0	0.00
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Snoqualmie	23	16.25	233	68.02	155	71.74	242	81.19	362	111.89	3	386	199.44
Tukwila	40	9.15	16	3.14	0	0.00	20	6.84	0	0.00	0	0	0.00
Woodinville	7	9.89	74	22.69	7	1.50	136	50.19	52	17.73	3	56	14.69
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Cities Total:	2,001	549.40	2,924	1448.28	3,255	1,375.39	3,622	698.11	3,029	1005.20	70	2,566	789.30
Uninc.Total:	1,334	1296.89	1,844	3204.57	1,040	1,380.31	1,712	1,049.92	994	269.96	38	1,568	1,120.15
KC TOTAL:	3,335	1,846.29	4,768	4,652.85	4,295	2,755.70	5,334	1,748.03	4,023	1275.16	108	4,134	1,909.45
<i>Uninc. King County as a % of total King County:</i>													
	40%	70%	39%	69%	24%	50%	32%	60%	25%	0.21	35%	38%	59%

Note: "-" means that the particular city was unincorporated at the time.

Source: King County Office of Management and Budget Formal Plat Files.

Covered Employment by Sector, March 2004

King County and its Cities

Jurisdiction	COVERED JOBS	Construction / Resources	WTU	Mfg.	Retail	Info./ Tech.	Health	Other Serv/ FIRE	Gov't / Educ.
Algona	1,587	43	314	984	*	*	0	*	56
Auburn	35,332	2,267	4,482	7,907	5,951	1,074	2,830	5,745	5,077
Beaux Arts	19	*	*	0	0	0	0	*	2
Bellevue	109,537	4,808	8,468	6,060	12,509	23,342	10,986	35,692	7,672
Black Diamond	471	71	28	14	38	*	*	*	118
Bothell	10,297	1,022	496	345	755	2,865	814	2,113	1,888
Burien	11,810	352	571	154	1,851	550	3,268	2,764	2,300
Carnation	627	45	48	115	51	7	26	94	242
Clyde Hill	622	50	24	*	*	3	*	*	166
Covington	2,670	404	*	*	617	*	200	*	594
Des Moines	5,650	385	235	26	484	*	1,231	*	1,545
Duvall	970	120	11	49	109	*	76	*	212
Enumclaw	4,359	163	77	296	733	121	758	1,439	772
Federal Way	29,357	767	1,198	502	5,283	1,794	4,405	11,962	3,446
Hunts Point	22	0	*	0	0	*	0	*	2
Issaquah	16,614	635	872	1,770	2,982	1,732	1,353	6,061	1,210
Kenmore	4,124	430	340	58	328	105	287	1,865	710
Kent	58,922	4,801	13,970	14,396	5,931	2,720	2,554	9,590	4,961
Kirkland	31,334	2,190	2,119	1,826	4,272	4,598	2,875	8,971	4,484
Lake Forest Pk	1,536	176	103	26	247	*	163	*	212
Maple Valley	2,778	342	74	41	502	*	199	*	637
Medina	360	8	9	0	47	10	*	*	70
Mercer Island	7,349	360	153	32	655	*	750	*	879
Milton	17	13	*	0	0	0	*	*	0
Newcastle	1,286	*	92	*	172	108	61	555	105
Normandy Pk	570	87	18	0	100	*	122	*	126
North Bend	2,265	235	65	16	805	72	290	536	247
Pacific	759	221	153	70	*	0	15	*	129
Redmond	79,459	3,250	3,505	9,406	3,852	*	3,257	*	2,046
Renton	46,396	1,809	4,065	13,032	6,651	2,485	3,335	8,247	6,772
Sammamish	4,436	421	254	18	404	*	244	*	1,343
SeaTac	25,821	412	13,369	543	421	*	352	*	2,572
Seattle	462,137	18,156	36,548	28,242	36,353	59,496	57,287	141,100	84,955
Shoreline	16,673	758	167	237	3,068	513	2,059	4,982	4,890
Skykomish	52	0	0	0	*	0	0	0	34
Snoqualmie	2,048	383	195	40	29	*	54	*	494
Tukwila	41,034	1,516	6,634	10,758	7,224	1,918	978	9,949	2,057
Woodinville	13,166	2,575	1,563	2,429	1,992	846	331	2,959	472
Yarrow Point	70	*	*	*	*	*	0	*	4
Cities Total	1,032,535	49,366	100,260	99,572	104,503	149,663	101,249	284,422	143,499
Uninc. King Co.	44,792	7,686	3,669	1,885	3,771	1,912	2,590	13,333	9,947
KING COUNTY	1,077,327	57,052	103,929	101,457	108,274	151,575	103,839	297,755	153,446

* Sector detail is suppressed for cities with few employers in order to protect confidentiality of the small number of firms in these cities.

SECTORS: Construction/Resources = Construction, Forestry, Fishing, Mining, Resources WTU = Wholesale, Trans., Utilities, Mfg. = Manufacturing;
Retail excludes restaurants Info./Tech. = Information, Technology Health = Health Services; Other Serv/FIRE = Services,
Finance, Insurance, Real Estate.

Note: Covered employment is the number of jobs covered by state unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded.

Source: Washington State Employment Security Department, 2003, and Puget Sound Regional Council, 2005.

Covered Employment

King County and its Cities, March 2000 - 2004

CITY	<u>2000</u>		<u>2001</u>		<u>2002</u>		<u>2003</u>		<u>2004</u>	
	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs
Algona	53	1,849	57	1,531	51	1,350	37	1,082	53	1,587
Auburn	1,669	38,393	1,730	38,056	1,538	36,026	1,225	31,583	1,581	35,332
Beaux Arts	9	17	10	18	8	20	11	24	12	19
Bellevue	6,407	120,170	6,302	121,872	5,468	111,594	5,607	110,774	5,586	109,537
Black Diamond	70	427	69	427	64	482	64	462	63	471
Bothell	560	10,320	572	12,307	458	11,017	470	9,800	498	10,297
Burien	1,060	12,149	1,100	12,039	912	12,107	955	12,137	908	11,810
Carnation	42	591	53	549	48	550	51	596	55	627
Clyde Hill	56	424	53	519	48	570	55	630	54	622
Covington	223	2,467	223	2,575	199	2,418	162	2,032	224	2,670
Des Moines	576	5,846	568	5,873	433	5,706	451	5,613	441	5,650
Duvall	117	902	117	1,126	105	994	108	1,080	110	970
Enumclaw	368	4,158	354	4,194	314	4,232	317	4,143	321	4,359
Federal Way	2,073	29,258	2,085	30,409	1,755	30,012	1,858	29,904	1,844	29,357
Hunts Point	23	35	20	25	13	26	13	22	15	22
Issaquah	807	14,611	836	15,518	740	15,506	774	16,275	816	16,614
Kenmore	465	4,396	474	4,278	393	4,280	387	4,261	388	4,124
Kent	2,930	59,920	2,971	60,179	2,674	58,845	2,709	59,033	2,640	58,922
Kirkland	2,215	38,827	2,208	34,388	1,899	31,593	1,908	30,866	1,986	31,334
Lake Forest Park	254	1,348	273	1,604	212	1,404	211	1,418	224	1,536
Maple Valley	239	2,741	245	2,902	203	2,517	221	2,697	237	2,778
Medina	76	357	68	348	48	304	69	407	67	360
Mercer Island	677	6,679	687	7,165	576	6,959	595	6,799	602	7,349
Milton	4	3	9	6	5	5	8	12	7	17
Newcastle	128	1,019	136	1,113	113	1,083	132	1,057	130	1,286
Normandy Park	118	568	120	575	90	541	104	622	96	570
North Bend	162	1,842	168	2,071	174	2,287	172	2,194	180	2,265
Pacific	85	885	89	933	78	877	59	621	74	759
Redmond	2,114	67,707	2,075	78,105	1,791	76,830	1,850	78,286	1,835	79,459
Renton	1,631	55,094	1,739	56,169	1,517	51,984	1,574	48,820	1,595	46,396
Sammamish	553	4,757	574	4,539	479	4,027	521	4,469	537	4,436
SeaTac	765	31,160	787	31,801	687	30,164	705	26,552	673	25,821
Seattle	26,326	510,221	25,975	502,389	21,570	479,241	22,081	467,571	22,056	462,137
Shoreline	1,224	14,793	1,300	15,304	1,054	14,684	1,094	16,184	1,121	16,673
Skykomish	13	106	14	83	13	78	11	61	13	52
Snoqualmie	72	1,104	93	1,343	105	1,452	117	1,847	113	2,048
Tukwila	1,584	47,824	1,545	44,072	1,391	35,624	1,431	40,584	1,362	41,034
Woodinville	782	13,457	814	14,144	746	13,459	769	12,855	764	13,166
Yarrow Point	18	49	18	53	16	54	20	67	24	70
Cities Total	56,548	1,106,476	56,531	1,110,691	47,988	1,050,902	48,906	1,033,440	49,305	1,032,535
Uninc. King Co.	5,978	46,261	6,041	44,923	4,774	43,509	4,920	44,572	5,020	44,792
KING COUNTY	62,526	1,152,737	62,572	1,155,615	52,762	1,094,411	53,826	1,078,012	54,325	1,077,327

Notes: Burien and Woodinville incorporated in 1993, Covington and Maple Valley in 1997, thus, do not have figures for this table. **Covered employment** is the number of jobs covered by state unemployment insurance. **Number of Firms** means firms with employees covered by unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded. For detail by job sector, see Covered Jobs by sector, page 73.

Source: Washington State Employment Security Department, 2002 - 2005. Compiled by Puget Sound Regional Council, 2005.

VI. King County Cities Statistical Profiles

This section provides a closer look at individual cities in King County. Each page provides a brief summary of the city's demographic, economic, housing and development activity. The format is similar to the King County Statistical Profile on the inside front cover, so the reader can compare cities to each other and to King County as a whole. Each profile lists the current mayor and a phone number to call for further information.

Currently, there are 39 cities in King County, the largest number in any County in Washington State. A map called "King County Current City Boundaries" is found at the back of this document. It shows all 39 cities.

Here are the cities of King County and their incorporation dates:

Algona	1955	Maple Valley	1997
Auburn	1891	Medina	1955
Beaux Arts Village	1954	Mercer Island	1960
Bellevue	1953	Milton	1907
Black Diamond	1959	Newcastle	1994
Bothell	1909	Normandy Park	1953
Burien	1993	North Bend	1909
Carnation	1912	Pacific	1909
Clyde Hill	1953	Redmond	1912
Covington	1997	Renton	1901
Des Moines	1959	Sammamish	1999
Duvall	1913	SeaTac	1990
Enumclaw	1913	Seattle	1865
Federal Way	1990	Shoreline	1995
Hunts Point	1955	Skykomish	1909
Issaquah	1892	Snoqualmie	1903
Kenmore	1998	Tukwila	1908
Kent	1890	Woodinville	1993
Kirkland	1905	Yarrow Point	1959
Lake Forest Park	1961		

Sources: Population, age and race and housing data are from the 2000 Census. Business and jobs data were compiled by Puget Sound Regional Council from Washington State Employment Security records. Household income data are from the 2000 Census and PSRC. Development activity data were provided by individual cities.

Note: In some of King County's newest cities, a 1990 population is shown. This refers to the unincorporated population of the land area which subsequently incorporated.

Statistical Profile on: ALGONA

City Mayor: Joe Scholz
City Info. line: (253) 833 - 2897

DEMOGRAPHICS

POPULATION

1980	1,467
1990	1,694
1995	1,970
2000	2,460
2003	2,590
2004	2,605
2005	2,660
2006	2,695

Population Growth, 1980-1990: 15%

Population Growth, 1990-2000: 45%

Households, 2000 Census: 845

Ave. Hhld Size, 2000 Census: 2.91

Household Growth Target
for 2001-2022: 298

2000 Census Age Structure:

17 and under	754	31%
18 - 64	1,550	63%
65 and over	156	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	2,012	82%
Black or African American:	40	2%
Asian and Pacific Islander:	149	6%
Native American and other:	46	2%
Hispanic or Latino*:	147	6%
Two or more race:	66	3%



*The City of Algona has
a total land area of 835
acres. Algona
incorporated in 1955.
The city boasts a
noted wetland which is
home to herons.*

EMPLOYMENT AND INCOME

2004 Number of Business Units: 53

Median Household Income:

1989 (1990 Census): \$32,798

1999 (2000 Census): \$50,833

Households by Income Category, 1999:

0 - 50%	149	18%
50 - 80%	162	19%
80 - 120%	206	27%
120% +	329	36%

2004 Total Jobs: 1,587

Construction/Resources 43

WTU 314

Manufacturing 984

Retail *

Information/Technology *

Health 0

Other Services/FIRE *

Government/Education 56

Major Businesses and Employers:

Peter Pan Seafood
Available Hardware
Proficient Foods
ACCUDUCT
SCS Industries
Tilton Truss
Dyna Craft
TARCO
Boeing

HOUSING

2000 Census Housing Unit Count: 879

**Single Family: 818

Multifamily: 61

1990 Census Median 2-Bdrm. Rental: \$403

2000 Census Median 2-Bdrm. Rental: \$781

1990 Census Median House Value: \$72,300

2000 Census Median House Value: \$136,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 16

**Single Family 16

Multifamily 0

2005 Formal Plats: # Plats # Lots # Acres

Applications: 0 0 0.00

Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Algona. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: AUBURN (King County portion)

City Mayor: Peter B. Lewis
City Info: (253) 931 - 3041

DEMOGRAPHICS

POPULATION	
1980	26,417
1990	33,102
1995	35,230
2000	40,314
2003	43,890
2004	43,670
2005	43,540
2006	43,820

Population Growth, 1980-1990: 25%

Population Growth, 1990-2000: 22%

Households, 2000 Census: 16,108

Ave. Hhld Size, 2000 Census: 2.47

Household Growth Target
for 2001-2022: 6,003

2000 Census Age Structure:

17 and under	10,734	27%
18 - 64	24,917	62%
65 and over	4,663	12%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	32,220	80%
Black or African American:	956	2%
Asian and Pacific Islander:	1,586	4%
Native American and other:	1,005	2%
Hispanic or Latino*:	3,019	7%
Two or more race:	1,528	4%



Incorporated in 1891, the City of Auburn has a total land area of 13,949 acres. The Supermall of the Great Northwest and the Emerald Downs race track in Auburn are among its' largest businesses.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,581

Median Household Income:

1989 (1990 Census):	\$30,007
1999 (2000 Census):	\$39,208

Households by Income Category, 1999:

0 - 50%	5,289	33%
50 - 80%	3,279	20%
80 - 120%	2,930	20%
120% +	4,593	27%

2004 Total Jobs:

Construction/Resources	2,267
WTU	4,482
Manufacturing	7,907
Retail	5,951
Information/Technology	1,074
Health	2,830
Other Services/FIRE	5,745
Government/Education	5,077

Major Businesses and Employers:

Boeing
Auburn Regional Medical Center
Social Security Administration
Certainteed Corporation
Zones Corp. Solutions, Inc.
Emerald Downs

HOUSING

2000 Census Housing Unit Count: 16,742

**Single Family 8,970
Multifamily 7,772

1990 Census Median 2-Bdrm. Rental: \$398

2000 Census Median 2-Bdrm. Rental: \$639

1990 Census Median House Value: \$91,500

2000 Census Median House Value: \$153,400

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 90

**Single Family 32
Multifamily 58

2005 Formal Plats: # Plats #Lots #Acres

Applications: 6 661 182.84
Recordings: 2 123 30.68

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Auburn. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BEAUX ARTS

City Mayor: Judee Wells

City Info: (425) 454-8580

DEMOGRAPHICS

POPULATION

1980	328
1990	303
1995	285
2000	307
2003	302
2004	300
2005	297
2006	300

Population Growth, 1980-1990: -8%

Population Growth, 1990-2000: 1%

Households, 2000 Census: 121

Ave. Hhld Size, 2000 Census: 2.52

Household Growth Target
for 2001-2022: 3

2000 Census Age Structure:

17 and under	68	22%
18 - 64	179	58%
65 and over	60	20%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	298	97%
Black or African American:	0	0%
Asian and Pacific Islander:	7	2%
Native American and other:	1	0%
Hispanic or Latino*:	0	0%
Two or more race:	1	0%

BEAUX ARTS VILLAGE

10550 S.E. 27th • Beaux Arts, WA 98004

The Town of Beaux Arts has a total land area of 53 acres. It is King County's smallest jurisdiction in land area.

**Beaux Arts Village
incorporated in 1954.**

EMPLOYMENT AND INCOME

2004 Number of Business Units: 12

2004 Total Jobs:

19

Major Businesses and Employers:

Construction/Resources

*

WTU

*

Manufacturing

0

- NA -

Retail

0

Information/Technology

0

Health

0

Other Services/FIRE

*

Government/Education

2

Median Household Income:

1989 (1990 Census): \$79,358

1999 (2000 Census): \$96,916

Households by Income Category, 1999:

0 - 50%	9	7%
50 - 80%	9	7%
80 - 120%	18	17%
120% +	86	69%

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 123

**Single Family 119

Multifamily 4

1990 Census Median 2-Bdrm. Rental: \$325

2000 Census Median 2-Bdrm. Rental: \$983

1990 Census Median House Value: \$316,700

2000 Census Median House Value: \$610,700

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 1

**Single Family 1

Multifamily 0

2005 Formal Plats: # Plats #Lots # Acres

Applications: 0 0 0.00

Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Beaux Arts. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BELLEVUE

City Mayor: Grant Degginger
City Info: (425) 452 - 7810

DEMOGRAPHICS

POPULATION

1980	73,903
1990	86,874
1995	102,000
2000	109,827
2003	116,400
2004	116,500
2005	115,500
2006	117,000

Population Growth, 1980-1990:	18%
Population Growth, 1990-2000:	26%
Households, 2000 Census:	45,836
Ave. Hhld Size, 2000 Census:	2.36
Household Growth Target for 2001-2022:	10,117



Bellevue is the fifth largest city in Washington State, and the second largest in King County. Incorporated in the year 1953, this city has a total land area of 20,390 acres.

2000 Census Age Structure:

17 and under	23,142	21%
18 - 64	71,738	65%
65 and over	14,689	13%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	78,698	72%
Black or African American:	2,100	2%
Asian and Pacific Islander:	19,259	18%
Native American and other:	562	1%
Hispanic or Latino*:	5,827	5%
Two or more race:	3,123	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 5,586

Median Household Income:

1989 (1990 Census):	\$43,800
1999 (2000 Census):	\$62,338

Households by Income Category, 1999:

0 - 50%	7,432	16%
50 - 80%	6,790	15%
80 - 120%	7,678	19%
120% +	23,887	50%

2004 Total Jobs: 109,537

Construction/Resources	4,808
WTU	8,468
Manufacturing	6,060
Retail	12,509
Information/Technology	23,342
Health	10,986
Other Services/FIRE	35,692
Government/Education	7,672

Major Businesses and Employers:

The Boeing Company
Overlake Hospital
Puget Sound Energy
Bellevue School District
Bellevue Community College
City of Bellevue
PACCAR
Safeway
Microsoft
Nordstrom

HOUSING

2000 Census Housing Unit Count: 48,303

**Single Family	25,912
Multifamily	22,391

1990 Census Median 2-Bdrm. Rental: \$542

2000 Census Median 2-Bdrm. Rental: \$916

1990 Census Median House Value: \$192,800

2000 Census Median House Value: \$299,400

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 550

**Single Family	183
Multifamily	367

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	1	11	4.70
Recordings:	2	25	8.30

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Bellevue. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BLACK DIAMOND

City Mayor: Howard Botts
City Info: (360) 886 - 2560

DEMOGRAPHICS

POPULATION

1980	1,170
1990	1,422
1995	1,760
2000	3,970
2003	3,995
2004	4,000
2005	4,080
2006	4,085

Population Growth, 1980-1990: 22%
Population Growth, 1990-2000: 179%

Households, 2000 Census: 1,456
Ave. Hhld Size, 2000 Census: 2.73

Household Growth Target
for 2001-2022: 1,099

2000 Census Age Structure:

17 and under	1,130	28%
18 - 64	2,511	63%
65 and over	329	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	3,650	92%
Black or African American:	3	0%
Asian and Pacific Islander:	41	1%
Native American and other:	67	2%
Hispanic or Latino*:	107	3%
Two or more race:	102	3%

City of Black Diamond



The City of Black Diamond has a total land area of 3,973 acres. The city was incorporated in the year 1959, although it was founded at the turn of the century as a mining company town.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 63

Median Household Income:

1989 (1990 Census): \$28,155
1999 (2000 Census): \$67,092

Households by Income Category, 1999:

0 - 50%	242	17%
50 - 80%	141	10%
80 - 120%	247	17%
120% +	766	53%

2004 Total Jobs: 471

Construction/Resources	71
WTU	28
Manufacturing	14
Retail	38
Information/Technology	*
Health	*
Other Services/FIRE	*
Government/Education	118

Major Businesses and Employers:

Anesthesia Supply Company
Enumclaw School Dist.
Palmer Coking Coal Company
City of Black Diamond

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,478

**Single Family 1,416
Multifamily 62

1990 Census Median 2-Bdrm. Rental: \$341
2000 Census Median 2-Bdrm. Rental: \$878

1990 Census Median House Value: \$83,200

2000 Census Median House Value: \$194,200

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 4

**Single Family 4
Multifamily 0

2005 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Black Diamond. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BOTHELL (King County portion)

City Mayor: Mark Lamb
City Info: (425) 486 - 3256

DEMOGRAPHICS

POPULATION	
1980	7,943
1990	11,986
1995	13,510
2000	16,185
2003	16,250
2004	16,250
2005	16,250
2006	16,600

Population Growth, 1980-1990: 51%
Population Growth, 1990-2000: 35%

Households, 2000 Census: 6,401
Ave. Hhld Size, 2000 Census: 2.51

Household Growth Target
for 2001-2022: 1,751



The City of Bothell has a total land area of 7,800 acres, including 3,627 acres in King County. The city's incorporation date was the year 1909.

2000 Census Age Structure:

17 and under	4,077	25%
18 - 64	10,562	65%
65 and over	1,546	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	13,733	85%
Black or African American:	183	1%
Asian and Pacific Islander:	988	6%
Native American and other:	131	1%
Hispanic or Latino*:	719	4%
Two or more race:	431	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 498

Median Household Income:

1989 (1990 Census):	\$36,727
1999 (2000 Census):	\$59,264

Households by Income Category, 1999:

0 - 50%	2,140	33%
50 - 80%	1,989	31%
80 - 120%	2,119	38%
120% +	5,619	83%

2004 Total Jobs: 10,297

Construction/Resources	1,022
WTU	496
Manufacturing	345
Retail	755
Information/Technology	2,865
Health	814
Other Services/FIRE	2,113
Government/Education	1,888

Major Businesses and Employers:

Phillips Ultrasound
AT&T Wireless
Washington Mutual
The Seattle Times
Phillips Electric
Home Depot
Matsushita Avionics Systems
Washington Mutual
Allstate Insurance

HOUSING

2000 Census Housing Unit Count: 6,588

**Single Family	4,029
Multifamily	2,559

1990 Census Median 2-Bdrm. Rental: \$507

2000 Census Median 2-Bdrm. Rental: \$900

1990 Census Median House Value: \$154,800

2000 Census Median House Value: \$269,970

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 24

**Single Family	14
Multifamily	10

2005 Formal Plats: # Plats # Lots # Acres

Applications:	1	51	63.00
Recordings:	1	11	3.20

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Bothell. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BURIEN

City Mayor: Joan McGilton
City Info: (206) 241 - 4647

DEMOGRAPHICS

POPULATION

1980	n/a
1990	27,868
1995	27,680
2000	31,881
2003	31,480
2004	31,130
2005	31,040
2006	31,080

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 14%

Households, 2000 Census: 13,399
Ave. Hhld Size, 2000 Census: 2.36

Household Growth Target
for 2001-2022: 1,552

2000 Census Age Structure:

17 and under	7,261	23%
18 - 64	20,235	63%
65 and over	4,385	14%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	22,799	72%
Black or African American:	1,587	5%
Asian and Pacific Islander:	2,572	8%
Native American and other:	416	1%
Hispanic or Latino*:	3,397	11%
Two or more race:	1,110	3%



*The City of Burien has a
total land area of 4,758
acres. Burien incorporated
in March 1993.*

EMPLOYMENT AND INCOME

2004 Number of Business Units: 908

Median Household Income:

1989 (1990 Census): \$36,763
1999 (2000 Census): \$41,577

Households by Income Category, 1999:

0 - 50%	3,921	29%
50 - 80%	2,772	21%
80 - 120%	2,253	17%
120% +	4,410	33%

2004 Total Jobs:	11,810
Construction/Resources	352
WTU	571
Manufacturing	154
Retail	1,851
Information/Technology	550
Health	3,268
Other Services/FIRE	2,764
Government/Education	2,300

Major Businesses and Employers:

Highline Community Hospital
Interstate Protective Services, Inc.
Advantage Sales and Marketing
Puget Sound Educational Serv Dist
Lifecare Center of Burien
Wizards Restaurant
Highline School District
Fred Meyer

HOUSING

2000 Census Housing Unit Count: 14,024

**Single Family 8,300
Multifamily 5,724

1990 Census Median 2-Bdrm. Rental: \$422
2000 Census Median 2-Bdrm. Rental: \$666

1990 Census Median House Value: \$107,900
2000 Census Median House Value: \$175,100

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 147

**Single Family 46
Multifamily 101

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	3	53	10.18
Recordings:	1	5	0.93

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Burien. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: CARNATION

City Mayor: Bill Paulsen
City Info: (425) 333 - 4192

DEMOGRAPHICS

POPULATION

1980	913
1990	1,243
1995	1,490
2000	1,893
2003	1,905
2004	1,895
2005	1,900
2006	1,900

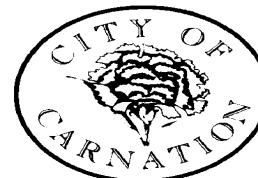
Population Growth, 1980-1990: 36%

Population Growth, 1990-2000: 52%

Households, 2000 Census: 636

Ave. Hhld Size, 2000 Census: 2.98

Household Growth Target
for 2001-2022: 246



The City of Carnation has a total land area of 745 acres. Carnation became a city in the year 1912. It originally incorporated as "Tolt"; its name changed in 1951.

2000 Census Age Structure:

17 and under	651	34%
18 - 64	1,135	60%
65 and over	107	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,699	90%
Black or African American:	0	0%
Asian and Pacific Islander:	67	4%
Native American and other:	35	2%
Hispanic or Latino*:	74	4%
Two or more race:	18	1%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 55

Median Household Income:

1989 (1990 Census):	\$30,341
1999 (2000 Census):	\$60,156

Households by Income Category, 1999:

0 - 50%	92	14%
50 - 80%	98	15%
80 - 120%	115	18%
120% +	309	49%

2004 Total Jobs: 627

Construction/Resources	45
WTU	48
Manufacturing	115
Retail	51
Information/Technology	7
Health	26
Other Services/FIRE	94
Government/Education	242

Major Businesses and Employers:

Remlinger Farms
Custom Concrete
QFC
Riverview School District

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 639

**Single Family 577
Multifamily 62

1990 Census Median 2-Bdrm. Rental: \$435

2000 Census Median 2-Bdrm. Rental: \$832

1990 Census Median House Value: \$72,300

2000 Census Median House Value: \$198,400

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 0

**Single Family 0
Multifamily 0

2005 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Carnation. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: CLYDE HILL

City Mayor: George S. Martin
City Info: (425) 453 - 7800

DEMOGRAPHICS

POPULATION

1980	3,229
1990	2,972
1995	3,000
2000	2,890
2003	2,830
2004	2,790
2005	2,780
2006	2,795

Population Growth, 1980-1990: -8%

Population Growth, 1990-2000: -3%

Households, 2000 Census: 1,054

Ave. Hhld Size, 2000 Census: 2.74

Household Growth Target
for 2001-2022: 21

Clyde Hill TOWN OF CLYDE HILL

The Town of Clyde Hill has a total land area of 676 acres. Clyde Hill is one of the "Point Cities". The city incorporated in 1953, the same year as neighboring Bellevue.

2000 Census Age Structure:

17 and under	755	26%
18 - 64	1,587	55%
65 and over	518	18%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	2,564	89%
Black or African American:	16	1%
Asian and Pacific Islander:	211	7%
Native American and other:	9	0%
Hispanic or Latino*:	43	1%
Two or more race:	47	2%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 54

Median Household Income:

1989 (1990 Census): \$80,792

1999 (2000 Census): \$132,468

Households by Income Category, 1999:

0 - 50%	85	8%
50 - 80%	68	6%
80 - 120%	71	7%
120% +	845	80%

2004 Total Jobs:

622

Construction/Resources

50

WTU

24

Manufacturing

*

Retail

*

Information/Technology

3

Health

*

Other Services/FIRE

*

Government/Education

166

Major Businesses and Employers:

Bellevue School District

Union 76

Tully's Coffee

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,074

**Single Family 1,071

Multifamily 3

1990 Census Median 2-Bdrm. Rental: \$1,001

2000 Census Median 2-Bdrm. Rental: \$1,750

1990 Census Median House Value: \$389,800

2000 Census Median House Value: \$677,200

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 17

**Single Family 17

Multifamily 0

2005 Formal Plats: # Plats #Lots # Acres

Applications: 0 0 0.00

Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Clyde Hill. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: COVINGTON

City Mayor: Margaret Harto
City Info: (253) 638 - 1110

DEMOGRAPHICS

POPULATION

1980	n/a
1990	11,100
1995	n/a
2000	13,783
2003	14,850
2004	15,190
2005	16,610
2006	17,240

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 24%

Households, 2000 Census: 4,398
Ave. Hhld Size, 2000 Census: 3.13

Household Growth Target
for 2001-2022: 1,373

2000 Census Age Structure:

17 and under	4,661	34%
18 - 64	8,607	62%
65 and over	515	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	11,841	86%
Black or African American:	325	2%
Asian and Pacific Islander:	446	3%
Native American and other:	171	1%
Hispanic or Latino*:	617	4%
Two or more race:	383	3%



The City of Covington is one of King County's four newest cities. It incorporated on August 31, 1997. The city covers 3,757 acres.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 224

Median Household Income:

1989 (1990 Census): \$43,800
1999 (2000 Census): \$63,711

Households by Income Category, 1999:

0 - 50%	304	7%
50 - 80%	704	16%
80 - 120%	1,074	24%
120% +	2,315	53%

2004 Total Jobs:	2,670
Construction/Resources	404
WTU	*
Manufacturing	*
Retail	617
Information/Technology	*
Health	200
Other Services/FIRE	*
Government/Education	594

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Starbucks
Pier One
Valley Medical Center Multi-Care
Pet-Co
Fred Meyer
QFC
Safeway

HOUSING

2000 Census Housing Unit Count: 4,466

**Single Family 4,407
Multifamily 59

1990 Census Median 2-Bdrm. Rental: \$550

2000 Census Median 2-Bdrm. Rental: \$1,008

1990 Census Median House Value: \$96,000

2000 Census Median House Value: \$162,900

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 97

**Single Family 97
Multifamily 0

2005 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Covington. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DES MOINES

City Mayor: Bob Sheckler
City Info: (206) 878 - 4595

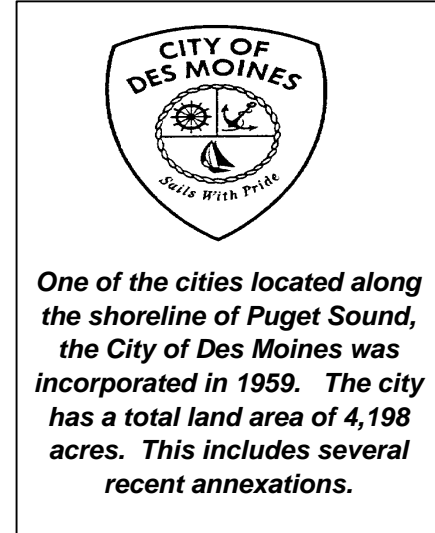
DEMOGRAPHICS

POPULATION	
1980	7,378
1990	17,283
1995	21,450
2000	29,267
2003	29,120
2004	29,020
2005	28,960
2006	29,020

Population Growth, 1980-1990: 134%
Population Growth, 1990-2000: 69%

Households, 2000 Census: 11,337
Ave. Hhld Size, 2000 Census: 2.47

Household Growth Target
for 2001-2022: 1,576



2000 Census Age Structure:

17 and under	6,963	24%
18 - 64	17,957	61%
65 and over	4,347	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	20,986	72%
Black or African American:	2,068	7%
Asian and Pacific Islander:	2,779	9%
Native American and other:	297	1%
Hispanic or Latino*:	1,936	7%
Two or more race:	1,200	4%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 441

Median Household Income:

1989 (1990 Census):	\$32,145
1999 (2000 Census):	\$48,971

Households by Income Category, 1999:

0 - 50%	2,457	22%
50 - 80%	2,319	20%
80 - 120%	2,229	20%
120% +	4,319	38%

2004 Total Jobs:	5,650
Construction/Resources	385
WTU	235
Manufacturing	26
Retail	484
Information/Technology	*
Health	1,231
Other Services/FIRE	*
Government/Education	1,545

Major Businesses and Employers:

Highline School District
Highline Community College
City of Des Moines
Wesley Homes Care Center
Judson Park Retirement Home
Seatoma Convalescent Center

HOUSING

2000 Census Housing Unit Count: 11,854
**Single Family 7,152
Multifamily 4,702

1990 Census Median 2-Bdrm. Rental: \$453
2000 Census Median 2-Bdrm. Rental: \$705

1990 Census Median House Value: \$109,100
2000 Census Median House Value: \$174,700

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 94
**Single Family 87
Multifamily 7

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	29	6.22

Sources: 2000 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Des Moines. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DUVALL

City Mayor: Will Ibershof
City Info: (425) 788 - 1185

DEMOGRAPHICS

POPULATION

1980	729
1990	2,770
1995	3,490
2000	4,616
2003	5,460
2004	5,545
2005	5,595
2006	5,735

Population Growth, 1980-1990: 280%

Population Growth, 1990-2000: 67%

Households, 2000 Census: 1,596

Ave. Hhld Size, 2000 Census: 2.88

Household Growth Target
for 2001-2022: 1,037

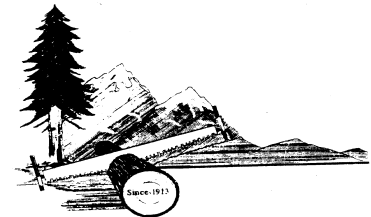
2000 Census Age Structure:

17 and under	1,494	32%
18 - 64	2,975	64%
65 and over	147	3%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,218	91%
Black or African American:	21	0%
Asian and Pacific Islander:	92	2%
Native American and other:	20	0%
Hispanic or Latino*:	172	4%
Two or more race:	93	2%

CITY OF DUVALL



**The City of Duvall has
a total land area of
1,418 acres. Duvall
was incorporated in
the year 1913.**

EMPLOYMENT AND INCOME

2004 Number of Business Units: 110

Median Household Income:

1989 (1990 Census):	\$37,537
1999 (2000 Census):	\$71,300

Households by Income Category, 1999:

0 - 50%	172	11%
50 - 80%	214	13%
80 - 120%	264	17%
120% +	958	60%

2004 Total Jobs:

Construction/Resources	120
WTU	11
Manufacturing	49
Retail	109
Information/Technology	*
Health	76
Other Services/FIRE	*
Government/Education	212

Major Businesses and Employers:

Riverview School District
Cherry Valley Family Grocer
Penst Designs
City of Duvall

HOUSING

2000 Census Housing Unit Count: 1,640

**Single Family 1,539
Multifamily 101

1990 Census Median 2-Bdrm. Rental: \$481

2000 Census Median 2-Bdrm. Rental: \$729

1990 Census Median House Value: \$139,300

2000 Census Median House Value: \$252,200

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 52

**Single Family 52
Multifamily 0

2005 Formal Plats: # Plats # Lots # Acres

Applications:	6	196	41.58
Recordings:	3	67	29.48

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Duvall. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ENUMCLAW

City Mayor: John G. Wise
City Info: (360) 825 - 3591

DEMOGRAPHICS

POPULATION

1980	5,427
1990	7,227
1995	10,170
2000	11,116
2003	11,140
2004	11,160
2005	11,190
2006	11,220

Population Growth, 1980-1990: 33%
Population Growth, 1990-2000: 54%

Households, 2000 Census: 4,317
Ave. HHld Size, 2000 Census: 2.52

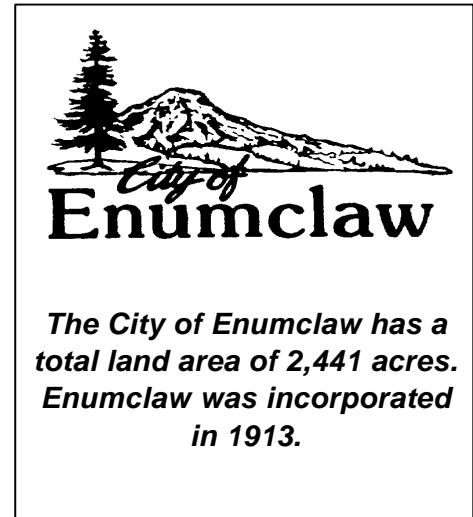
Household Growth Target
for 2001-2022: 1,927

2000 Census Age Structure:

17 and under	3,245	29%
18 - 64	6,257	56%
65 and over	1,614	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	10,276	92%
Black or African American:	31	0%
Asian and Pacific Islander:	98	1%
Native American and other:	97	1%
Hispanic or Latino*:	380	3%
Two or more race:	234	2%



EMPLOYMENT AND INCOME

2004 Number of Business Units: 321

Median Household Income:

1989 (1990 Census): \$28,200
1999 (2000 Census): \$43,820

Households by Income Category, 1999:

0 - 50%	1,218	28%
50 - 80%	828	19%
80 - 120%	788	18%
120% +	1,485	34%

2004 Total Jobs:

Construction/Resources	163
WTU	77
Manufacturing	296
Retail	733
Information/Technology	121
Health	758
Other Services/FIRE	1,439
Government/Education	772

Major Businesses and Employers:

Enumclaw Hospital
Helac Corporation
City of Enumclaw
Safeway
Enumclaw School District
Mutual of Enumclaw
QFC

HOUSING

2000 Census Housing Unit Count: 4,502

**Single Family 3,167
Multifamily 1,335

1990 Census Median 2-Bdrm. Rental: \$392

2000 Census Median 2-Bdrm. Rental: \$661

1990 Census Median House Value: \$86,100

2000 Census Median House Value: \$160,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 29

**Single Family 17
Multifamily 12

2005 Formal Plats: # Plats # Lots # Acres

Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Enumclaw. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: FEDERAL WAY

City Mayor: Mike Park
City Info: (253) 835-7000

DEMOGRAPHICS

POPULATION

1980	n/a
1990	67,304
1995	74,290
2000	83,259
2003	83,500
2004	83,590
2005	85,800
2006	86,530

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 24%

Households, 2000 Census: 31,467
Ave. Hhld Size, 2000 Census: 2.63

Household Growth Target
for 2001-2022: 6,188

2000 Census Age Structure:

17 and under	23,511	28%
18 - 64	53,382	64%
65 and over	6,366	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	55,050	66%
Black or African American:	6,439	8%
Asian and Pacific Islander:	10,996	13%
Native American and other:	807	1%
Hispanic or Latino*:	6,266	8%
Two or more race:	3,701	4%



The City of Federal Way has a total land area of 14,425 acres. Federal Way incorporated in 1990. It is King County's fourth largest city, among the most populous in South King County.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,844

Median Household Income:

1989 (1990 Census):	\$38,311
1999 (2000 Census):	\$49,278

Households by Income Category, 1999:

0 - 50%	7,081	23%
50 - 80%	6,023	19%
80 - 120%	6,273	20%
120% +	12,096	38%

2004 Total Jobs:

Construction/Resources	767
WTU	1,198
Manufacturing	502
Retail	5,283
Information/Technology	1,794
Health	4,405
Other Services/FIRE	11,962
Government/Education	3,446

Major Businesses and Employers:

Federal Way School District
City of Federal Way
St. Francis Hospital
Enchanted Parks
Weyerhaeuser
US Postal Service
World Vision
COSTCO

HOUSING

2000 Census Housing Unit Count: 32,589

**Single Family 18,082
Multifamily 14,507

1990 Census Median 2-Bdrm. Rental: \$476

2000 Census Median 2-Bdrm. Rental: \$737

1990 Census Median House Value: \$118,800

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 295

**Single Family 282
Multifamily 13

2005 Formal Plats: # Plats #Lots #Acres

Applications:	4	66	23.15
Recordings:	2	176	88.33

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Federal Way. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: HUNTS POINT

City Mayor: Fred McConkey
City Info: (425) 455 - 1834

DEMOGRAPHICS

POPULATION

1980	480
1990	513
1995	500
2000	443
2003	445
2004	450
2005	450
2006	480

Population Growth, 1980-1990: 7%
Population Growth, 1990-2000: -14%

Households, 2000 Census: 165
Ave. Hhld Size, 2000 Census: 2.68

Household Growth Target
for 2001-2022: 1

2000 Census Age Structure:

17 and under	115	26%
18 - 64	258	58%
65 and over	70	16%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	413	93%
Black or African American:	2	0%
Asian and Pacific Islander:	12	3%
Native American and other:	0	0%
Hispanic or Latino*:	10	2%
Two or more race:	6	1%

Town of Hunts Point

Incorporated in 1955, the Town of Hunts Point has a total land area of 182 acres. This city is one of the "Point Cities".

EMPLOYMENT AND INCOME

2004 Number of Business Units: 15

2004 Total Jobs: 22

Major Businesses

Construction/Resources 0

and Employers:

WTU *

Manufacturing 0

- NA -

Retail 0

Information/Technology *

Health 0

Other Services/FIRE *

Government/Education 2

* Sector detail is suppressed to protect confidentiality.

Median Household Income:

1989 (1990 Census): \$96,691
1999 (2000 Census): \$179,898

Households by Income Category, 1999:

0 - 50%	7	4%
50 - 80%	13	9%
80 - 120%	10	7%
120% +	127	81%

HOUSING

2000 Census Housing Unit Count: 186

**Single Family 181
Multifamily 5

1990 Census Median 2-Bdrm. Rental: \$1,000

2000 Census Median 2-Bdrm. Rental: \$888

1990 Census Median House Value: \$500,000

2000 Census Median House Value: \$1,000,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 2

**Single Family 2
Multifamily 0

2005 Formal Plats: # Plats #Lots # Acres

Applications: 0 0 0.00

Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Hunts Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ISSAQUAH

City Mayor: Ava Frisinger
City Info: (425) 837 - 3000

DEMOGRAPHICS

POPULATION

1980	5,536
1990	7,786
1995	9,025
2000	11,212
2003	15,110
2004	15,510
2005	17,060
2006	19,570

Population Growth, 1980-1990: 41%

Population Growth, 1990-2000: 44%

Households, 2000 Census: 4,840

Ave. Hhld Size, 2000 Census: 2.27

Household Growth Target
for 2001-2022: 3,993

2000 Census Age Structure:

17 and under	2,484	22%
18 - 64	7,603	68%
65 and over	1,125	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,523	85%
Black or African American:	95	1%
Asian and Pacific Islander:	680	6%
Native American and other:	83	1%
Hispanic or Latino*:	555	5%
Two or more race:	276	2%



Incorporated in 1892, The City of Issaquah was originally called "Gilman" and had its name changed to "Issaquah" in 1899. This city has a total land area of 7,279 acres. This acreage includes several recent annexations.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 816

Median Household Income:

1989 (1990 Census):	\$35,422
1999 (2000 Census):	\$57,892

Households by Income Category, 1999:

0 - 50%	846	17%
50 - 80%	799	17%
80 - 120%	839	17%
120% +	2,367	49%

2004 Total Jobs:

2004 Total Jobs:	16,614
Construction/Resources	635
WTU	872
Manufacturing	1,770
Retail	2,982
Information/Technology	1,732
Health	1,353
Other Services/FIRE	6,061
Government/Education	1,210

Major Businesses and Employers:

KC Library System
Siemens Medical Systems
Providence Marionwood
Issaquah School District
COSTCO
Zetec
Microsoft

HOUSING

2000 Census Housing Unit Count: 5,086

**Single Family 2,327
Multifamily 2,759

1990 Census Median 2-Bdrm. Rental: \$523

2000 Census Median 2-Bdrm. Rental: \$902

1990 Census Median House Value: \$168,200

2000 Census Median House Value: \$308,500

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 754

**Single Family 506
Multifamily 248

2005 Formal Plats: # Plats # Lots # Acres

Applications:	11	355	123.18
Recordings:	10	289	117.87

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Issaquah. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENMORE

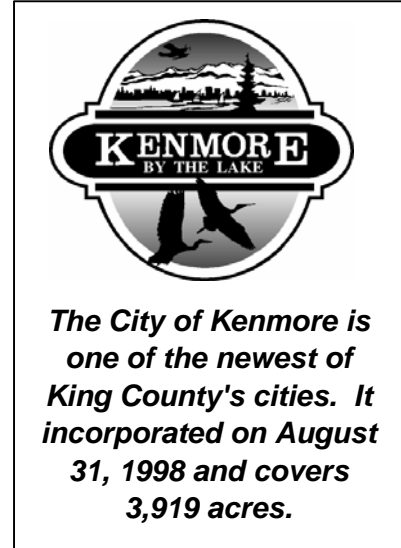
City Mayor: Randy Eastwood
City Info: (425) 398-8900

DEMOGRAPHICS

POPULATION

1980	n/a
1990	15,100
1995	n/a
2000	18,678
2003	19,200
2004	19,170
2005	19,290
2006	19,680

Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	24%
Households, 2000 Census:	7,307
Ave. Hhld Size, 2000 Census:	2.54
Household Growth Target for 2001-2022:	2,325



2000 Census Age Structure:

17 and under	4,571	24%
18 - 64	12,177	65%
65 and over	1,930	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	15,822	85%
Black or African American:	253	1%
Asian and Pacific Islander:	1,365	7%
Native American and other:	95	1%
Hispanic or Latino*:	655	4%
Two or more race:	488	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 388

Median Household Income:

1989 (1990 Census):	\$43,000
1999 (2000 Census):	\$61,756

Households by Income Category, 1999:

0 - 50%	1,135	16%
50 - 80%	1,051	14%
80 - 120%	1,400	19%
120% +	3,769	52%

2004 Total Jobs:	4,124
Construction/Resources	430
WTU	340
Manufacturing	58
Retail	328
Information/Technology	105
Health	287
Other Services/FIRE	1,865
Government/Education	710

Major Businesses and Employers:

Bastyr University
Kenmore Lanes Bowling Alley
Safeway
Kenmore Air
Plywood Supplies

HOUSING

2000 Census Housing Unit Count:	7,488
**Single Family	5,345
Multifamily	2,143

1990 Census Median 2-Bdrm. Rental:	\$540
2000 Census Median 2-Bdrm. Rental:	\$836

1990 Census Median House Value:	\$154,000
2000 Census Median House Value:	\$246,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units:	143
**Single Family	143
Multifamily	0

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	3	55	12.46

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kenmore. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENT

City Mayor: Suzette Cooke
City Info: (253) 856-5700

DEMOGRAPHICS

POPULATION

1980	23,152
1990	37,960
1995	44,620
2000	79,524
2003	84,210
2004	84,560
2005	84,920
2006	85,650

Population Growth, 1980-1990: 64%
Population Growth, 1990-2000: 109%

Households, 2000 Census: 31,113
Ave. Hhld Size, 2000 Census: 2.53

Household Growth Target
for 2001-2022: 4,284



The City of Kent has a total land area of 18,607 acres. Kent became a city in the year 1890. Kent is the 3rd most populated city in King County.

2000 Census Age Structure:

17 and under	22,011	28%
18 - 64	51,675	65%
65 and over	5,838	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	53,964	68%
Black or African American:	6,444	8%
Asian and Pacific Islander:	7,994	10%
Native American and other:	1,088	1%
Hispanic or Latino*:	6,466	8%
Two or more race:	3,568	4%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 2,640

Median Household Income:

1989 (1990 Census):	\$32,341
1999 (2000 Census):	\$46,046

Households by Income Category, 1999:

0 - 50%	7,920	25%
50 - 80%	6,240	20%
80 - 120%	6,141	20%
120% +	10,753	35%

2004 Total Jobs:

Construction/Resources	4,801
WTU	13,970
Manufacturing	14,396
Retail	5,931
Information/Technology	2,720
Health	2,554
Other Services/FIRE	9,590
Government/Education	4,961

Major Businesses and Employers:

Boeing Company
Kent School District
City of Kent
REI
KC Regional Justice Center
Hexcel Corporation Plant 1
Sysco Food Services
Mikron Industries

HOUSING

2000 Census Housing Unit Count: 32,534

**Single Family 14,747
Multifamily 17,787

1990 Census Median 2-Bdrm. Rental: \$458

2000 Census Median 2-Bdrm. Rental: \$724

1990 Census Median House Value: \$107,100

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 663

**Single Family 246
Multifamily 417

2005 Formal Plats: # Plats #Lots # Acres

Applications:	16	478	107.91
Recordings:	8	215	51.64

Sources: 2000 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Kent. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KIRKLAND

City Mayor: James Lauinger
City Info: (425) 587-3000

DEMOGRAPHICS

POPULATION

1980	18,779
1990	40,052
1995	42,350
2000	45,054
2003	45,630
2004	45,800
2005	45,740
2006	47,180

Population Growth, 1980-1990: 113%
Population Growth, 1990-2000: 12%

Households, 2000 Census: 20,736
Ave. Hhld Size, 2000 Census: 2.13

Household Growth Target
for 2001-2022: 5,480

2000 Census Age Structure:

17 and under	8,322	18%
18 - 64	32,120	71%
65 and over	4,612	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	37,438	83%
Black or African American:	688	2%
Asian and Pacific Islander:	3,580	8%
Native American and other:	318	1%
Hispanic or Latino*:	1,852	4%
Two or more race:	1,178	3%



The City of Kirkland has a total land area of 6,719 acres. This city incorporated in 1905. The city absorbed Houghton in 1968 and annexed Juanita and Rose Hill in 1988.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,986

Median Household Income:

1989 (1990 Census): \$38,437
1999 (2000 Census): \$60,332

Households by Income Category, 1999:

0 - 50%	3,071	15%
50 - 80%	3,306	16%
80 - 120%	3,825	18%
120% +	10,429	50%

2004 Total Jobs:	31,334
Construction/Resources	2,190
WTU	2,119
Manufacturing	1,826
Retail	4,272
Information/Technology	4,598
Health	2,875
Other Services/FIRE	8,971
Government/Education	4,484

Major Businesses and Employers:

Evergreen Hospital
Kenworth Truck Co.
Captaris Customer Mgmt. Grp.
Convergys
City of Kirkland
Larry's Market
COSTCO
Fred Meyer

HOUSING

2000 Census Housing Unit Count: 21,939

**Single Family 9,782
Multifamily 12,157

1990 Census Median 2-Bdrm. Rental: \$559

2000 Census Median 2-Bdrm. Rental: \$972

1990 Census Median House Value: \$160,200

2000 Census Median House Value: \$283,100

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 506

**Single Family 229
Multifamily 277

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	16	2.25

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kirkland. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: LAKE FOREST PARK

City Mayor: David Hutchinson
City Info: (206) 368 - 5440

DEMOGRAPHICS

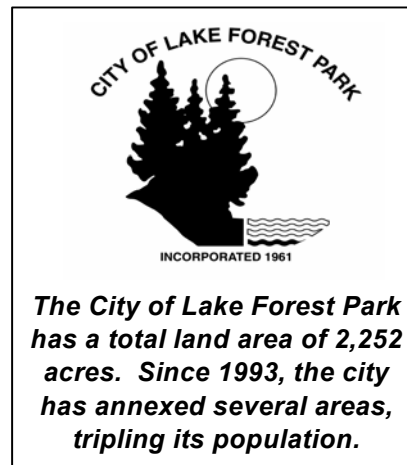
POPULATION

1980	2,485
1990	4,031
1995	7,130
2000	13,142
2003	12,750
2004	12,770
2005	12,730
2006	12,770

Population Growth, 1980-1990: 62%
Population Growth, 1990-2000: 226%

Households, 2000 Census: 5,029
Ave. Hhld Size, 2000 Census: 2.55

Household Growth Target
for 2001-2022: 538



2000 Census Age Structure:

17 and under	2,941	22%
18 - 64	8,492	65%
65 and over	1,709	13%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	11,071	84%
Black or African American:	205	2%
Asian and Pacific Islander:	1,051	8%
Native American and other:	84	1%
Hispanic or Latino*:	294	2%
Two or more race:	437	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 224

Median Household Income:

1989 (1990 Census):	\$47,653
1999 (2000 Census):	\$74,149

Households by Income Category, 1999:

0 - 50%	573	11%
50 - 80%	738	15%
80 - 120%	737	15%
120% +	3,043	61%

2004 Total Jobs:	1,536
Construction/Resources	176
WTU	103
Manufacturing	26
Retail	247
Information/Technology	*
Health	163
Other Services/FIRE	*
Government/Education	212

Major Businesses and Employers:

City of Lake Forest Park
Shoreline School District
Shoreline Community College
Third Place Books
Albertson's

HOUSING

2000 Census Housing Unit Count: 5,243
**Single Family 4,413
Multifamily 830

1990 Census Median 2-Bdrm. Rental: \$504
2000 Census Median 2-Bdrm. Rental: \$837

1990 Census Median House Value: \$172,100
2000 Census Median House Value: \$264,925

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 25
**Single Family 25
Multifamily 0

2005 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Lake Forest Park. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MAPLE VALLEY

City Mayor: Laure A. Iddings
City Info: (425) 413 - 8800

DEMOGRAPHICS

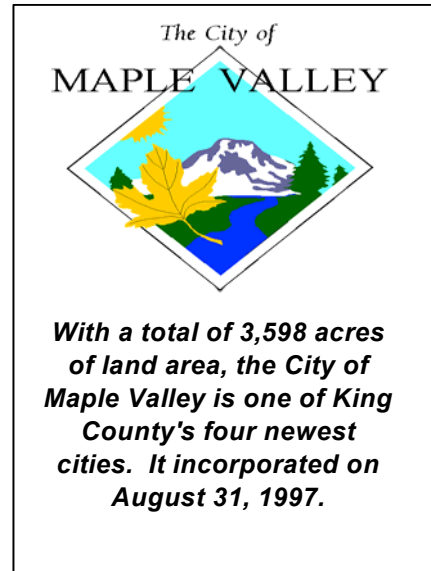
POPULATION

1980	n/a
1990	6,660
1995	n/a
2000	14,209
2003	15,730
2004	16,280
2005	17,870
2006	19,140

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 113%

Households, 2000 Census: 4,809
Ave. Hhld Size, 2000 Census: 2.95

Household Growth Target
for 2001-2022: 300



2000 Census Age Structure:

17 and under	4,806	34%
18 - 64	8,763	62%
65 and over	640	5%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	12,625	89%
Black or African American:	143	1%
Asian and Pacific Islander:	367	3%
Native American and other:	115	1%
Hispanic or Latino*:	506	4%
Two or more race:	453	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 237

Median Household Income:

1989 (1990 Census):	\$43,500
1999 (2000 Census):	\$67,159

Households by Income Category, 1999:

0 - 50%	435	9%
50 - 80%	637	13%
80 - 120%	972	20%
120% +	2,772	58%

2004 Total Jobs: 2,778

Construction/Resources	342
WTU	74
Manufacturing	41
Retail	502
Information/Technology	*
Health	199
Other Services/FIRE	*
Government/Education	637

Major Businesses and Employers:

Johnson's Home & Garden
Tahoma School District
QFC
Windermere Real Estate
TRM

HOUSING

2000 Census Housing Unit Count: 4,876

**Single Family 4,344
Multifamily 532

1990 Census Median 2-Bdrm. Rental: \$550
2000 Census Median 2-Bdrm. Rental: \$823

1990 Census Median House Value: \$124,500

2000 Census Median House Value: \$198,800

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 448

**Single Family 448
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	7	379	43.84

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Maple Valley. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MEDINA

City Mayor: Miles Adam
City Info: (425) 454 - 9222

DEMOGRAPHICS

POPULATION

1980	3,220
1990	2,981
1995	3,050
2000	3,011
2003	2,970
2004	2,955
2005	2,930
2006	2,945

Population Growth, 1980-1990: -7%
Population Growth, 1990-2000: 1%

Households, 2000 Census: 1,111
Ave. Hhld Size, 2000 Census: 2.71

Household Growth Target
for 2001-2022: 31

2000 Census Age Structure:

17 and under	816	27%
18 - 64	1,706	57%
65 and over	489	16%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	2,757	92%
Black or African American:	5	0%
Asian and Pacific Islander:	149	5%
Native American and other:	11	0%
Hispanic or Latino*:	42	1%
Two or more race:	47	2%



*The City of Medina has a
total land area of 902
acres. Medina
incorporated in 1955.*

EMPLOYMENT AND INCOME

2004 Number of Business Units: 67

Median Household Income:

1989 (1990 Census):	\$81,896
1999 (2000 Census):	\$133,756

Households by Income Category, 1999:

0 - 50%	82	7%
50 - 80%	67	6%
80 - 120%	79	7%
120% +	867	78%

2004 Total Jobs: 360

Construction/Resources	8
WTU	9
Manufacturing	0
Retail	47
Information/Technology	10
Health	*
Other Services/FIRE	*
Government/Education	70

Major Businesses and Employers:

Chevron Gas Station
Overlake Golf & Country Club
Medina Elementary School
City of Medina

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,160

**Single Family 1,160
Multifamily 0

1990 Census Median 2-Bdrm. Rental: \$815

2000 Census Median 2-Bdrm. Rental: \$1,625

1990 Census Median House Value: \$420,800

2000 Census Median House Value: \$789,600

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 16

**Single Family 16
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Medina. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MERCER ISLAND

City Mayor: Bryan Cairns
City Info: (206) 236 - 3572

DEMOGRAPHICS

POPULATION

1980	21,522
1990	20,816
1995	21,290
2000	22,036
2003	21,840
2004	21,830
2005	21,710
2006	21,860

Population Growth, 1980-1990: -3%
Population Growth, 1990-2000: 6%

Households, 2000 Census: 8,437
Ave. Hhld Size, 2000 Census: 2.58

Household Growth Target
for 2001-2022: 1,437



Unique among King County cities, Mercer Island is an island located in the middle of Lake Washington. It has a total land area of 3,981 acres. Mercer Island incorporated in 1960.

2000 Census Age Structure:

17 and under	5,724	26%
18 - 64	12,198	55%
65 and over	4,114	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	18,249	83%
Black or African American:	250	1%
Asian and Pacific Islander:	2,623	12%
Native American and other:	84	0%
Hispanic or Latino*:	410	2%
Two or more race:	420	2%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 602

2004 Total Jobs: 7,349

Major Businesses and Employers:

Median Household Income:

1989 (1990 Census):	\$61,572
1999 (2000 Census):	\$91,904

Construction/Resources	360
WTU	153
Manufacturing	32
Retail	655
Information/Technology	*
Health	750
Other Services/FIRE	*
Government/Education	879

Farmer's New World Life Insurance
Mercer Island School District
City of Mercer Island
Pacific Care

Households by Income Category, 1999:

0 - 50%	895	11%
50 - 80%	840	10%
80 - 120%	976	12%
120% +	5,723	68%

HOUSING

2000 Census Housing Unit Count: 8,806

**Single Family 6,840
Multifamily 1,966

1990 Census Median 2-Bdrm. Rental: \$571

2000 Census Median 2-Bdrm. Rental: \$1,014

1990 Census Median House Value: \$335,900

2000 Census Median House Value: \$573,900

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 235

**Single Family 76
Multifamily 159

2005 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Mercer Island. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MILTON (King County portion)

City Mayor: Katrina Asay
City Info: (253) 922 - 8733

DEMOGRAPHICS

POPULATION	
1980	218
1990	697
1995	795
2000	814
2003	820
2004	800
2005	815
2006	825

Population Growth, 1980-1990: 220%
Population Growth, 1990-2000: 17%

Households, 2000 Census: 339
Average Hhld Size, 2000 Census: 2.39

Household Growth Target
for 2001-2022: 50



The City of Milton has a total land area of 1,400 acres of which 356 acres is in King County. Incorporated in 1907, most of this city is in Pierce County.

2000 Census Age Structure:

17 and under	202	25%
18 - 64	499	61%
65 and over	113	14%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	719	88%
Black or African American:	9	1%
Asian and Pacific Islander:	25	3%
Native American and other:	8	1%
Hispanic or Latino*:	29	4%
Two or more race:	24	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 7

Median Household Income:

1989 (1990 Census):	\$40,446
1999 (2000 Census):	\$64,000

Households by Income Category, 1999:

0 - 50%	41	15%
50 - 80%	40	15%
80 - 120%	70	26%
120% +	121	45%

2004 Total Jobs:	17
Construction/Resources	13
WTU	*
Manufacturing	0
Retail	0
Information/Technology	0
Health	*
Other Services/FIRE	*
Government/Education	0

Major Businesses and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 355

**Single Family 352
Multifamily 3

1990 Census Median 2-Bdrm. Rental: \$608

2000 Census Median 2-Bdrm. Rental: n/a

1990 Census Median House Value: \$102,900

2000 Census Median House Value: \$164,225

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 0

**Single Family 0
Multifamily 0

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Milton. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NEWCASTLE

City Mayor: Jean Garber
City Info: (425) 649 - 4444

DEMOGRAPHICS

POPULATION

1980	n/a
1990	5,400
1995	8,052
2000	7,737
2003	8,320
2004	8,375
2005	8,890
2006	9,175

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 43%

Households, 2000 Census: 3,028
Ave. Hhld Size, 2000 Census: 2.55

Household Growth Target
for 2001-2022: 863



The City of Newcastle has a total land area of 2,865 acres. Newcastle originally incorporated as "Newport Hills" in early 1994, and later that year changed its name to Newcastle.

2000 Census Age Structure:

17 and under	1,811	23%
18 - 64	5,415	70%
65 and over	511	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	5,700	74%
Black or African American:	121	2%
Asian and Pacific Islander:	1,421	18%
Native American and other:	57	1%
Hispanic or Latino*:	223	3%
Two or more race:	215	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 130

Median Household Income:

1989 (1990 Census):	\$57,500
1999 (2000 Census):	\$80,320

Households by Income Category, 1999:

0 - 50%	299	10%
50 - 80%	363	12%
80 - 120%	424	14%
120% +	2,004	66%

2004 Total Jobs: 1,286

Construction/Resources	*
WTU	92
Manufacturing	*
Retail	172
Information/Technology	108
Health	61
Other Services/FIRE	555
Government/Education	105

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Rainier Moving Systems
Valley Medical Center Clinic
Aviation Supplies and Academics, Inc.
QFC
Bartell's
Safeway
Mutual Materials
Airefco, Inc

HOUSING

2000 Census Housing Unit Count: 3,169

**Single Family 2,380
Multifamily 789

1990 Census Median 2-Bdrm. Rental: \$640

2000 Census Median 2-Bdrm. Rental: \$941

1990 Census Median House Value: \$176,000

2000 Census Median House Value: \$322,500

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 115

**Single Family 115
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	2	106	27.25

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Newcastle. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NORMANDY PARK

City Mayor: Shawn McEvoy
City Info: (206) 248 - 7603

DEMOGRAPHICS

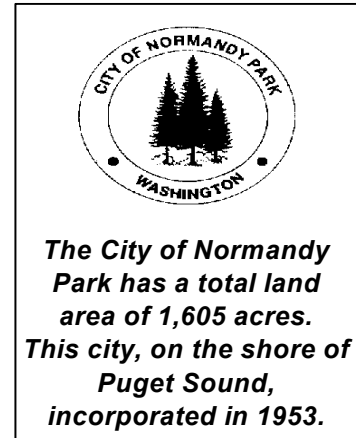
POPULATION

1980	4,268
1990	6,709
1995	6,935
2000	6,392
2003	6,345
2004	6,400
2005	6,385
2006	6,415

Population Growth, 1980-1990: 57%
Population Growth, 1990-2000: -5%

Households, 2000 Census: 2,609
Ave. Hhld Size, 2000 Census: 2.45

Household Growth Target
for 2001-2022: 100



2000 Census Age Structure:

17 and under	1,419	22%
18 - 64	3,674	57%
65 and over	1,299	20%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	5,695	89%
Black or African American:	64	1%
Asian and Pacific Islander:	309	5%
Native American and other:	28	0%
Hispanic or Latino*:	156	2%
Two or more race:	140	2%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 96

Median Household Income:

1989 (1990 Census):	\$53,856
1999 (2000 Census):	\$70,367

Households by Income Category, 1999:

0 - 50%	446	17%
50 - 80%	345	13%
80 - 120%	375	14%
120% +	1,432	55%

2004 Total Jobs:

Construction/Resources	87
WTU	18
Manufacturing	0
Retail	100
Information/Technology	*
Health	122
Other Services/FIRE	*
Government/Education	126

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Dunn Lumber
Starbucks
Manhattan Drug
QFC
Kid's Country
Normandy Pk Assisted Living Facility

HOUSING

2000 Census Housing Unit Count: 2,644

**Single Family 2,124
Multifamily 520

1990 Census Median 2-Bdrm. Rental: \$419

2000 Census Median 2-Bdrm. Rental: \$689

1990 Census Median House Value: \$196,300

2000 Census Median House Value: \$301,900

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 7

**Single Family 7
Multifamily 0

2005 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Normandy Park. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NORTH BEND

City Mayor: Kenneth G. Hearing
City Info: (425) 888 - 1211

DEMOGRAPHICS

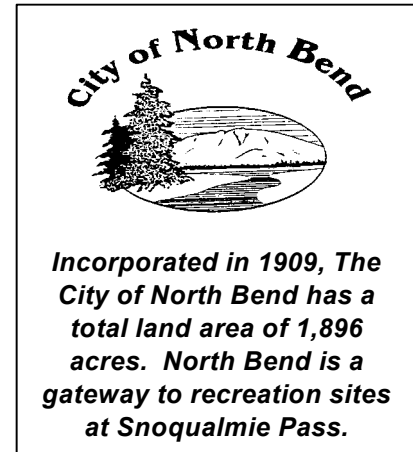
POPULATION

1980	1,701
1990	2,578
1995	2,925
2000	4,746
2003	4,680
2004	4,660
2005	4,685
2006	4,690

Population Growth, 1980-1990: 52%
Population Growth, 1990-2000: 84%

Households, 2000 Census: 1,841
Ave. Hhld Size, 2000 Census: 2.53

Household Growth Target
for 2001-2022: 636



2000 Census Age Structure:

17 and under	1,294	27%
18 - 64	2,948	62%
65 and over	504	11%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,271	90%
Black or African American:	32	1%
Asian and Pacific Islander:	113	2%
Native American and other:	52	1%
Hispanic or Latino*:	180	4%
Two or more race:	98	2%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 180

Median Household Income:

1989 (1990 Census): \$29,020
1999 (2000 Census): \$61,534

Households by Income Category, 1999:

0 - 50%	368	20%
50 - 80%	261	14%
80 - 120%	325	18%
120% +	946	51%

2004 Total Jobs: 2,265

Construction/Resources	235
WTU	65
Manufacturing	16
Retail	805
Information/Technology	72
Health	290
Other Services/FIRE	536
Government/Education	247

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Market Place
Factory Source of
America (Outlet Mall)
Nintendo
QFC

HOUSING

2000 Census Housing Unit Count: 1,954

**Single Family 1,230
Multifamily 724

1990 Census Median 2-Bdrm. Rental: \$420

2000 Census Median 2-Bdrm. Rental: \$1,001

1990 Census Median House Value: \$121,400

2000 Census Median House Value: \$273,400

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 5

**Single Family 5
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of North Bend. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: PACIFIC (King County portion)

City Mayor: Richard Hildreth
City Info: (253) 929 - 1100

DEMOGRAPHICS

POPULATION

1980	2,261
1990	4,622
1995	5,300
2000	5,373
2003	5,525
2004	5,545
2005	5,640
2006	5,815

Population Growth, 1980-1990: 104%

Population Growth, 1990-2000: 16%

Households, 2000 Census: 1,992

Ave. Hhld Size, 2000 Census: 2.53

Household Growth Target
for 2001-2022: 721

2000 Census Age Structure:

17 and under	1,722	32%
18 - 64	3,505	65%
65 and over	300	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,572	85%
Black or African American:	65	1%
Asian and Pacific Islander:	266	5%
Native American and other:	85	2%
Hispanic or Latino*:	358	7%
Two or more race:	181	3%



The City of Pacific covers an area of 1,168 acres in King County. Pacific became a city in 1909. In 1995, it annexed into Pierce County.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 74

Median Household Income:

1989 (1990 Census):	\$32,468
1999 (2000 Census):	\$45,673

Households by Income Category, 1999:

0 - 50%	489	25%
50 - 80%	421	21%
80 - 120%	416	21%
120% +	654	33%

2004 Total Jobs:

Construction/Resources	221
WTU	153
Manufacturing	70
Retail	*
Information/Technology	0
Health	15
Other Services/FIRE	*
Government/Education	129

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Gordon Trucking
Valley Freightliner
UPS Distribution Center
Fire Systems West
Auburn School District
City of Pacific

HOUSING

2000 Census Housing Unit Count: 2,054

**Single Family 1,255
Multifamily 799

1990 Census Median House Value: \$88,900

2000 Census Median House Value: \$145,900

1990 Census Median 2-Bdrm. Rental: \$425

2000 Census Median 2-Bdrm. Rental: \$714

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 47

**Single Family 47
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	21	4.84

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Pacific. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: REDMOND

City Mayor: Rosemarie M. Ives

City Info: (425) 556 - 2900

DEMOGRAPHICS

POPULATION

1980	23,318
1990	35,800
1995	40,030
2000	45,256
2003	46,480
2004	46,900
2005	47,600
2006	49,890

Population Growth, 1980-1990: 54%

Population Growth, 1990-2000: 26%

Households, 2000 Census: 19,102

Ave. Hhld Size, 2000 Census: 2.33

Household Growth Target
for 2001-2022: 9,083

The City of Redmond has a total land area of 10,822 acres. Incorporated in 1912, Redmond is the home of the largest software company in the nation, Microsoft.

2000 Census Age Structure:

17 and under	9,708	21%
18 - 64	31,329	69%
65 and over	4,219	9%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	34,593	76%
Black or African American:	659	1%
Asian and Pacific Islander:	5,947	13%
Native American and other:	321	1%
Hispanic or Latino*:	2,538	6%
Two or more race:	1,198	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,835

Median Household Income:

1989 (1990 Census):	\$42,299
1999 (2000 Census):	\$66,735

Households by Income Category, 1999:

0 - 50%	2,424	13%
50 - 80%	2,847	15%
80 - 120%	3,255	17%
120% +	10,656	56%

2004 Total Jobs: 79,459

Construction/Resources	3,250
WTU	3,505
Manufacturing	9,406
Retail	3,852
Information/Technology	*
Health	3,257
Other Services/FIRE	*
Government/Education	2,046

Major Businesses and Employers:

AT & T Wireless Services, Inc.
Volt Technical Resources, LLC
Medtronic Physio-Control Corp.
Honeywell International, Inc.
Group Health Cooperative Hospital
Eurest Dining Services
Genie Industries
Eddie Bauer Nintendo
Safeco Microsoft

HOUSING

2000 Census Housing Unit Count: 20,296

**Single Family	8,735
Multifamily	11,561

1990 Census Median 2-Bdrm. Rental: \$594

2000 Census Median 2-Bdrm. Rental: \$1,021

1990 Census Median House Value: \$168,600

2000 Census Median House Value: \$269,400

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 439

**Single Family	335
Multifamily	104

2005 Formal Plats: # Plats #Lots #Acres

Applications:	9	274	50.66
Recordings:	6	198	49.74

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Redmond. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: RENTON

City Mayor: Kathy Keolker
City Info: (425) 430 - 6501

DEMOGRAPHICS

POPULATION	
1980	30,612
1990	41,688
1995	44,890
2000	50,052
2003	54,900
2004	55,360
2005	56,840
2006	58,360

Population Growth, 1980-1990: 36%
Population Growth, 1990-2000: 20%

Households, 2000 Census: 21,708
Ave. Hhld Size, 2000 Census: 2.29

Household Growth Target
for 2001-2022: 6,198



With Boeing as its primary employer, Renton is the home of the 737 and 757 aircraft. It has a total land area of 11,466 acres. Renton became a city in the year 1901.

2000 Census Age Structure:

17 and under	10,913	22%
18 - 64	34,016	68%
65 and over	5,123	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	32,759	65%
Black or African American:	4,142	8%
Asian and Pacific Islander:	6,896	14%
Native American and other:	488	1%
Hispanic or Latino*:	3,818	8%
Two or more race:	1,949	4%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,595

Median Household Income:

1989 (1990 Census):	\$32,393
1999 (2000 Census):	\$45,820

Households by Income Category, 1999:

0 - 50%	5,561	24%
50 - 80%	4,228	19%
80 - 120%	4,122	23%
120% +	7,707	34%

2004 Total Jobs:	46,396
Construction/Resources	1,809
WTU	4,065
Manufacturing	13,032
Retail	6,651
Information/Technology	2,485
Health	3,335
Other Services/FIRE	8,247
Government/Education	6,772

Major Businesses and Employers:

The Boeing Company
Valley Medical Center
Renton School District
Federal Aviation Admin.
Young's Columbia of WA
PACCAR Inc.
ER Solutions Wal Mart
City of Renton IKEA

HOUSING

2000 Census Housing Unit Count: 22,699

**Single Family	10,721
Multifamily	11,978

1990 Census Median 2-Bdrm. Rental: \$440

2000 Census Median 2-Bdrm. Rental: \$723

1990 Census Median House Value: \$72,300

2000 Census Median House Value: \$183,800

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 922
**Single Family 510
Multifamily 412

2005 Formal Plats:	# Plats	#Lots	#Acres
Applications:	12	340	101.70
Recordings:	13	392	93.28

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Renton. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SAMMAMISH

City Mayor: Michelle Petitti
City Info: (425) 898 - 0660

DEMOGRAPHICS

POPULATION	
1980	n/a
1990	21,550
1995	n/a
2000	34,104
2003	35,930
2004	36,560
2005	38,640
2006	39,730

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 58%

Households, 2000 Census: 11,131
Ave. Hhld Size, 2000 Census: 3.06

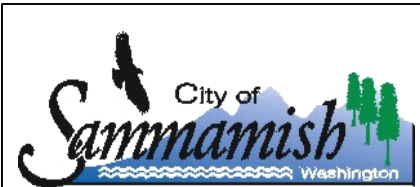
Household Growth Target
for 2001-2022: 3,842

2000 Census Age Structure:

17 and under	11,386	33%
18 - 64	21,358	63%
65 and over	1,360	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	29,361	86%
Black or African American:	273	1%
Asian and Pacific Islander:	2,708	8%
Native American and other:	151	0%
Hispanic or Latino*:	853	3%
Two or more race:	758	2%



*The City of Sammamish is
the newest of King
County's cities. It
incorporated on August
31, 1999 and covers
11,659 acres.*

EMPLOYMENT AND INCOME

2004 Number of Business Units: 537

Median Household Income:

1989 (1990 Census):	\$60,700
1999 (2000 Census):	\$101,592

Households by Income Category, 1999:

0 - 50%	580	5%
50 - 80%	722	6%
80 - 120%	1,146	10%
120% +	8,724	78%

2004 Total Jobs:	4,436
Construction/Resources	421
WTU	254
Manufacturing	18
Retail	404
Information/Technology	*
Health	244
Other Services/FIRE	*
Government/Education	1,343

Major Businesses and Employers:

Issaquah School District
Lake Washington School District
Safeway Store
QFC, Inc.

HOUSING

2000 Census Housing Unit Count: **11,682**
**Single Family 10,877
Multifamily 805

1990 Census Median 2-Bdrm. Rental: \$800
2000 Census Median 2-Bdrm. Rental: \$1,121

1990 Census Median House Value: \$229,000
2000 Census Median House Value: \$362,900

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 264

**Single Family 259
Multifamily 5

2005 Formal Plats:	# Plats	#Lots	#Acres
Applications:	8	161	35.41
Recordings:	1	18	4.86

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Sammamish. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SEATAC

City Mayor: Gene Fisher
City Info: (206) 973 - 4800

DEMOGRAPHICS

POPULATION	
1980	n/a
1990	22,694
1995	22,910
2000	24,496
2003	25,100
2004	25,130
2005	25,140
2006	25,230

Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	8%
Households, 2000 Census:	9,708
Ave. Hhld Size, 2000 Census:	2.53
Household Growth Target for 2001-2022:	4,478



The City of SeaTac has a total land area of 6,574 acres. SeaTac incorporated the same year Federal Way did, in 1990. SeaTac is the location of the Seattle-Tacoma International Airport.

2000 Census Age Structure:

17 and under	6,217	25%
18 - 64	16,805	69%
65 and over	2,474	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	14,666	60%
Black or African American:	2,266	9%
Asian and Pacific Islander:	3,468	14%
Native American and other:	423	2%
Hispanic or Latino*:	3,302	13%
Two or more race:	1,371	6%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 673

Median Household Income:

1989 (1990 Census):	\$32,437
1999 (2000 Census):	\$41,202

Households by Income Category, 1999:

0 - 50%	2,723	28%
50 - 80%	2,218	23%
80 - 120%	1,889	19%
120% +	2,953	30%

2004 Total Jobs:	25,821
Construction/Resources	412
WTU	13,369
Manufacturing	543
Retail	421
Information/Technology	*
Health	352
Other Services/FIRE	*
Government/Education	2,572

Major Businesses and Employers:

Alaska Airlines, Inc.
The Boeing Co.
Port of Seattle
HMS Host
US Postal Service
Northwest Airlines
Horizon Air
United Airlines
Doubletree Hotel

HOUSING

2000 Census Housing Unit Count: 10,032

**Single Family	6,205
Multifamily	3,827

1990 Census Median 2-Bdrm. Rental: \$426
2000 Census Median 2-Bdrm. Rental: \$654

1990 Census Median House Value: \$93,500
2000 Census Median House Value: \$157,800

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 92

**Single Family	40
Multifamily	52

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of SeaTac. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SEATTLE

City Mayor: Greg Nickels
City Info: (206) 386 - 1234

DEMOGRAPHICS

POPULATION

1980	493,846
1990	516,259
1995	532,900
2000	563,374
2003	571,900
2004	572,600
2005	573,000
2006	578,700

Population Growth, 1980-1990: 5%
Population Growth, 1990-2000: 9%

Households, 2000 Census: 258,499
Ave. Hhld Size, 2000 Census: 2.08

Household Growth Target
for 2001-2022: 51,510

2000 Census Age Structure:

17 and under	87,827	16%
18 - 64	407,740	72%
65 and over	67,807	12%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	382,532	68%
Black or African American:	46,545	8%
Asian and Pacific Islander:	76,227	14%
Native American and other:	6,660	1%
Hispanic or Latino*:	29,719	5%
Two or more race:	21,691	4%



Incorporated in the year 1865, Seattle is the oldest city in King County. It has a total land area of 53,853 acres. Seattle is the largest city in the Pacific Northwest.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 22,056

Median Household Income:

1989 (1990 Census):	\$29,353
1999 (2000 Census):	\$45,736

Households by Income Category, 1999:

0 - 50%	71,652	30%
50 - 80%	47,149	20%
80 - 120%	42,519	20%
120% +	97,315	31%

2004 Total Jobs:	462,137
Construction/Resources	18,156
WTU	36,548
Manufacturing	28,242
Retail	36,353
Information/Technology	59,496
Health	57,287
Other Services/FIRE	141,100
Government/Education	84,955

Major Businesses and Employers:

Harborview Hospital	Boeing
Providence Hospital	Nordstrom
Four Seasons Hotel	The Hilton
Swedish Hospital	Bon Marche
Port of Seattle	City of Seattle
Pike Place Market	
University of Washington	
The Westin Hotel	
METRO-King County Gov't	

HOUSING

2000 Census Housing Unit Count: 270,536

**Single Family	134,269
Multifamily	136,267

1990 Census Median 2-Bdrm. Rental: \$425

2000 Census Median 2-Bdrm. Rental: \$721

1990 Census Median House Value: \$137,900

2000 Census Median House Value: \$259,600

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 3,670

**Single Family	608
Multifamily	3,062

2005 Formal Plats:	#Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Seattle. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SHORELINE

City Mayor: Bob Ransom
City Info: (206) 546-1700

DEMOGRAPHICS

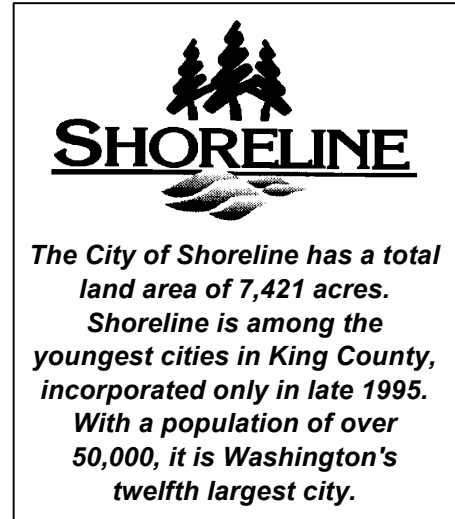
POPULATION

1980	n/a
1990	47,100
1995	n/a
2000	53,025
2003	52,730
2004	52,740
2005	52,500
2006	52,830

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 13%

Households, 2000 Census: 20,716
Ave. Hhld Size, 2000 Census: 2.50

Household Growth Target
for 2001-2022: 2,651



2000 Census Age Structure:

17 and under	11,920	22%
18 - 64	33,391	63%
65 and over	7,714	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	39,878	75%
Black or African American:	1,435	3%
Asian and Pacific Islander:	7,126	13%
Native American and other:	529	1%
Hispanic or Latino*:	2,054	4%
Two or more race:	2,003	4%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,121

Median Household Income:

1989 (1990 Census):	\$37,900
1999 (2000 Census):	\$51,658

Households by Income Category, 1999:

0 - 50%	4,241	20%
50 - 80%	3,915	19%
80 - 120%	4,044	20%
120% +	8,546	41%

2004 Total Jobs: 16,673

Construction/Resources	758
WTU	167
Manufacturing	237
Retail	3,068
Information/Technology	513
Health	2,059
Other Services/FIRE	4,982
Government/Education	4,890

Major Businesses and Employers:

Sears
Marshall's
Fred Meyer
Shoreline School District
Shoreline Community College
CRISTA Ministries
Top Foods
Central Market

HOUSING

2000 Census Housing Unit Count: 21,330

**Single Family	15,451
Multifamily	5,879

1990 Census Median 2-Bdrm. Rental: \$510

2000 Census Median 2-Bdrm. Rental: \$798

1990 Census Median House Value: \$136,000

2000 Census Median House Value: \$219,950

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 288

**Single Family	53
Multifamily	235

2005 Formal Plats:

	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Shoreline. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SKYKOMISH

City Mayor: Charlotte L. Mackner
City Info: (360) 677 - 2388

DEMOGRAPHICS

POPULATION	
1980	209
1990	273
1995	270
2000	214
2003	210
2004	210
2005	210
2006	210

Population Growth, 1980-1990: 31%
Population Growth, 1990-2000: -22%

Households, 2000 Census: 104
Ave. Hhld Size, 2000 Census: 2.06

Household Growth Target
for 2001-2022: 20

Town of Skykomish

The Town of Skykomish has a total land area of 214 acres. Incorporated in 1909, this city has the smallest number of people of all of the cities in King County.

2000 Census Age Structure:

17 and under	39	18%
18 - 64	135	63%
65 and over	40	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	199	93%
Black or African American:	1	0%
Asian and Pacific Islander:	2	1%
Native American and other:	0	0%
Hispanic or Latino*:	6	3%
Two or more race:	6	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 13

Median Household Income:

1989 (1990 Census):	\$35,625
1999 (2000 Census):	\$45,357

Households by Income Category, 1999:

0 - 50%	31	29%
50 - 80%	21	20%
80 - 120%	25	24%
120% +	30	29%

2004 Total Jobs: 52

Construction/Resources	0
WTU	0
Manufacturing	0
Retail	*
Information/Technology	0
Health	0
Other Services/FIRE	0
Government/Education	34

Major Businesses and Employers:

Skykomish School Dist.
Stevens Pass Ski Area
Sky River & Motel
Cascadia Motel

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 172

**Single Family 166
Multifamily 6

1990 Census Median 2-Bdrm. Rental: \$275

2000 Census Median 2-Bdrm. Rental: \$625

1990 Census Median House Value: \$49,700

2000 Census Median House Value: \$97,500

DEVELOPMENT ACTIVITY

200 Total New Residential Units:

**Single Family 0
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The Town of Skykomish. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SNOQUALMIE

City Mayor: Matt Larson
City Info: (425) 888 - 1555

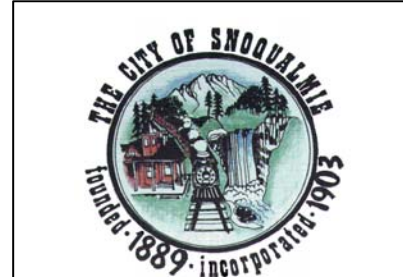
DEMOGRAPHICS

POPULATION	
1980	1,370
1990	1,546
1995	1,540
2000	1,631
2003	4,785
2004	5,110
2005	6,345
2006	7,815

Population Growth, 1980-1990: 13%
Population Growth, 1990-2000: 5%

Households, 2000 Census: 632
Ave. Hhld Size, 2000 Census: 2.58

Household Growth Target
for 2001-2022: 1,697



The City of Snoqualmie has a total land area of 4,149 acres. Incorporated in 1903, Snoqualmie's primary industry is tourism, generated by the Snoqualmie Falls and other attractions.

2000 Census Age Structure:

17 and under	472	29%
18 - 64	1,058	65%
65 and over	101	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,416	87%
Black or African American:	14	1%
Asian and Pacific Islander:	32	2%
Native American and other:	43	3%
Hispanic or Latino*:	85	5%
Two or more race:	41	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 113

Median Household Income:

1989 (1990 Census):	\$26,678
1999 (2000 Census):	\$52,697

Households by Income Category, 1999:

0 - 50%	130	21%
50 - 80%	95	15%
80 - 120%	129	20%
120% +	279	44%

2004 Total Jobs: 2,048

Construction/Resources	383
WTU	195
Manufacturing	40
Retail	29
Information/Technology	*
Health	54
Other Services/FIRE	*
Government/Education	494

Major Businesses and Employers:

Weyerhaeuser
Puget Sound Energy
Snoqualmie Golf Course
Snoqualmie Valley School District
Phillips Oral Health Care
City of Snoqualmie
Salish Lodge

HOUSING

2000 Census Housing Unit Count: 666

**Single Family 502
Multifamily 164

1990 Census Median 2-Bdrm. Rental: \$386

2000 Census Median 2-Bdrm. Rental: \$813

1990 Census Median House Value: \$96,100

2000 Census Median House Value: \$172,900

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 270
**Single Family 266
Multifamily 4

2005 Formal Plats:	# Plats	#Lots	#Acres
Applications:	3	195	36.16
Recordings:	3	386	199.44

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Snoqualmie. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: TUKWILA

City Mayor: Steve M. Mullet
City Info: (206) 433 - 1800

DEMOGRAPHICS

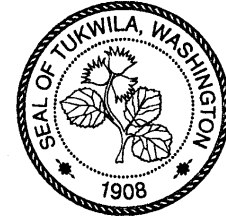
POPULATION

1980	3,578
1990	11,874
1995	14,750
2000	17,181
2003	17,230
2004	17,240
2005	17,110
2006	17,930

Population Growth, 1980-1990: 232%
Population Growth, 1990-2000: 45%

Households, 2000 Census: 7,186
Ave. Hhld Size, 2000 Census: 2.38

Household Growth Target
for 2001-2022: 3,200



The City of Tukwila has a total land area of 5,783 acres. This city was incorporated in 1908. Tukwila is a major retail and manufacturing center for South King County, and one of King County's most diverse cities.

2000 Census Age Structure:

17 and under	4,124	24%
18 - 64	11,712	68%
65 and over	1,345	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,297	54%
Black or African American:	2,174	13%
Asian and Pacific Islander:	2,169	13%
Native American and other:	247	1%
Hispanic or Latino*:	2,329	14%
Two or more race:	965	6%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,362

Median Household Income:

1989 (1990 Census):	\$30,141
1999 (2000 Census):	\$40,718

Households by Income Category, 1999:

0 - 50%	1,999	28%
50 - 80%	1,689	24%
80 - 120%	1,443	20%
120% +	2,037	28%

2004 Total Jobs: 41,034

Construction/Resources	1,516
WTU	6,634
Manufacturing	10,758
Retail	7,224
Information/Technology	1,918
Health	978
Other Services/FIRE	9,949
Government/Education	2,057

Major Businesses and Employers:

COSTCO	Nordstrom
J.C. Penney Co.	UPS
King County Metro	
The Bon Macy's	
Boeing Employees Credit Union	
Group Health Cooperative Lab	
The Boeing Company	
University of Phoenix	

HOUSING

2000 Census Housing Unit Count: 7,817

**Single Family 3,318
Multifamily 4,499

1990 Census Median 2-Bdrm. Rental: \$433

2000 Census Median 2-Bdrm. Rental: \$697

1990 Census Median House Value: \$93,900

2000 Census Median House Value: \$150,100

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 45

**Single Family 45
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Tukwila. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: WOODINVILLE

City Mayor: Cathy Von Wald
City Info: (425) 489 - 2700

DEMOGRAPHICS

POPULATION

1980	n/a
1990	8,800
1995	9,615
2000	9,194
2003	9,905
2004	9,915
2005	10,140
2006	10,350

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 4%

Households, 2000 Census: 3,512
Ave. Hhld Size, 2000 Census: 2.61

Household Growth Target
for 2001-2022: 1,869

2000 Census Age Structure:

17 and under	2,447	27%
18 - 64	5,951	65%
65 and over	796	9%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	7,458	81%
Black or African American:	84	1%
Asian and Pacific Islander:	690	8%
Native American and other:	48	1%
Hispanic or Latino*:	658	7%
Two or more race:	256	3%



*The City of Woodinville has a
total land area of 3,627 acres.
Incorporated in 1993,
Woodinville is one of King
County's newest cities.*

EMPLOYMENT AND INCOME

2004 Number of Business Units: 764

Median Household Income:

1989 (1990 Census):	\$38,249
1999 (2000 Census):	\$68,114

Households by Income Category, 1999:

0 - 50%	468	13%
50 - 80%	442	13%
80 - 120%	587	17%
120% +	1,966	56%

2004 Total Jobs:	13,166
Construction/Resources	2,575
WTU	1,563
Manufacturing	2,429
Retail	1,992
Information/Technology	846
Health	331
Other Services/FIRE	2,959
Government/Education	472

Major Businesses and Employers:

Stimson Lane Ltd.
Mackie Designs
Woodinville Lumber, Inc.
Hos Bros. Construction, Inc.
Molbak's JM Cellars
Top Food & Drug
Chateau Ste. Michelle Winery
FACILLI Winery
Woodinville Wine Co.

HOUSING

2000 Census Housing Unit Count: 3,494

**Single Family	2,269
Multifamily	1,225

1990 Census Median 2-Bdrm. Rental: \$568

2000 Census Median 2-Bdrm. Rental: \$899

1990 Census Median House Value: \$198,000

2000 Census Median House Value: \$270,300

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 155

**Single Family	79
Multifamily	76

2005 Formal Plats:	# Plats	#Lots	#Acres
Applications:	2	24	6.20
Recordings:	3	56	14.69

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Woodinville. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: YARROW POINT

City Mayor: David Cooper
City Info: (425) 454 - 6994

DEMOGRAPHICS

POPULATION

1980	1,064
1990	962
1995	995
2000	1,008
2003	1,000
2004	990
2005	960
2006	970

Population Growth, 1980-1990: -10%
Population Growth, 1990-2000: 5%

Households, 2000 Census: 379
Ave. Hhld Size, 2000 Census: 2.66

Household Growth Target
for 2001-2022: 28

Town of Yarrow Point

*The City of Yarrow Point
has a total land area of
230 acres. This city is
one of the "Point Cities".
Yarrow Point was
incorporated in 1959.*

2000 Census Age Structure:

17 and under	261	26%
18 - 64	559	55%
65 and over	188	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	932	92%
Black or African American:	8	1%
Asian and Pacific Islander:	32	3%
Native American and other:	3	0%
Hispanic or Latino*:	20	2%
Two or more race:	13	1%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 24

Median Household Income:

1989 (1990 Census): \$76,196
1999 (2000 Census): \$117,940

Households by Income Category, 1999:

0 - 50%	27	7%
50 - 80%	25	6%
80 - 120%	35	9%
120% +	292	77%

2004 Total Jobs: 70

Construction/Resources	*
WTU	*
Manufacturing	*
Retail	*
Information/Technology	*
Health	0
Other Services/FIRE	*
Government/Education	4

Major Businesses
and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 395

**Single Family 382
Multifamily 13

1990 Census Median 2-Bdrm. Rental: \$733

2000 Census Median 2-Bdrm. Rental: \$1,350

1990 Census Median House Value: \$421,600

2000 Census Median House Value: \$767,200

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 4

**Single Family 4
Multifamily 0

2005 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The Town of Yarrow Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

VII. Unincorporated Areas and Profiles

This chapter provides information on unincorporated areas of King County, that is, areas outside of any city. Unincorporated areas cover 82 percent of King County's land area, but now contain less than 20 percent of King County's population and development activity. This year's Annual Growth Report features a new breakdown of unincorporated communities called "potential annexation areas" (PAAs). Under the Growth Management Act, urban services should be provided by cities, so it is expected that the entire Urban-designated area of King County will be annexed into existing cities within the next ten years. In this chapter are one-page profiles of ten large PAAs which comprise most of the remaining unincorporated Urban Growth Area. There is also a profile of Rural- and Resource- designated areas, which cannot annex into a city. Each profile, similar to the City Profiles in the previous chapter, contains a snapshot of demographic, economic, and development activity in the area. The ten major PAAs, annexing city and their year-2000 population are as follows:

Potential Annexation Area	Annexing City	2000 Population
East Federal Way	Federal Way	20,300
East Renton	Renton	7,400
Eastgate	Bellevue	4,600
Fairwood	Renton	39,400
Kent Northeast	Kent	23,600
Kirkland	Kirkland	31,700
Klahanie	Issaquah	11,000
Lea Hill	Auburn	8,200
North Highline	none	32,400
West Hill	none	14,000

In addition to the ten designated major PAAs, there are smaller scattered Urban unincorporated neighborhoods totaling about 22,000 people, some of which are also identified as PAAs. Outside the Urban Growth Area, there are Rural-designated areas with about 136,000 people. A map showing the ten major PAAs and other unincorporated areas is at the back of the book.

Community Planning Areas – A Retrospective

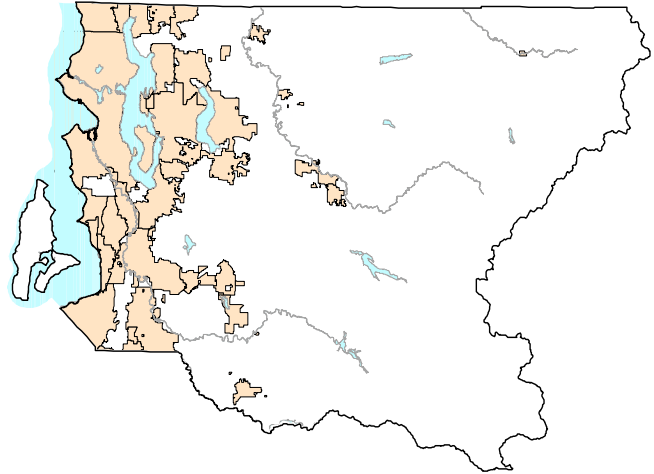
Two tables in this chapter present data by "community planning area." Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. The planning areas acted as a useful geographic breakdown of King County, especially for unincorporated areas information. Of the 16 areas covering the entire County, 13 were primarily unincorporated. Beginning with the second Annual Growth Report in 1984, community planning areas were the dominant geographic structure to report the demographic, economic, and development activity of the County. As late as 1989, more than 40 % of the King County population resided in unincorporated areas, and more than half the new residential growth was occurring in those areas. An important chapter of each Annual Growth Report, with Area Profiles, reflected this significance.

Now that the unincorporated population is smaller, the unincorporated community planning areas have lost much of their relevance. The new PAA geography is being used instead of community planning areas. For convenience, some information will continue to be presented by planning area, but many of the areas are now mostly incorporated.

The next chapter, Chapter VIII, contains two sets of geographic boundaries that future Annual Growth Reports will use: school districts and King County Council districts.

Unincorporated King County Urban and Rural Areas

Unincorporated King County consists of both rural areas and urban areas outside city limits. Land uses include farms, forests, residential and some commercial uses. In the last decade, unincorporated King County experienced a net decrease of more than 160,000 people, bringing the 2000 total population to 352,000. The decrease was due chiefly to transfer of population into the cities through annexations and incorporations. Since 1990, eight cities have incorporated with a combined total of more than 150,000 people. Most of the unincorporated population, about 220,000 people, live in urban areas of western King County. Many of these urban communities are planned for timely annexation into adjoining cities. Ten of these urban communities are featured in the profiles starting on page 126.



QUICK FACTS

Land Area: 1,123,000 Acres or 1,755 Square Miles

King County Council Districts: parts of 8 Districts

School Districts: 17 Districts

Water Districts: 23 Districts

Sewer Districts: 11 Districts

Fire Districts: 29 Districts

TAX INFO

2006 Assessed Valuation: \$41,288 million
'06 Uninc. Area Levy (\$1.842 per1,000):\$ 76,052,848

2005 Real Estate Sales: \$4,515.2 million
Local Option REET Revenue (0.5%): \$22,576,174

2005 Taxable Retail Sales: \$1,653 million
Local Option Sales Tax Rev (.85% of 1%): \$14,049,694

EMPLOYMENT

Number of Business Units: 5,020

Year 2004 Total Jobs: 44,792

Construction&Resource: 7,686
WTU: 3,669
Manufacturing: 1,885
Retail: 3,771
Info/Technology: 1,912
Health: 2,590
Other Serv/FIRE: 13,333
Gov't/Education: 9,947

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$65,290
Number of Households: 125,942

Households by Income Category:

0 – 80%	36,000	(29%)
80 – 140%	35,000	(28%)
140%+	55,000	(43%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 352,500

2006 Population: 367,000

Pop. Per Sq. Mile: 209

Median Age: 36.2

Age Structure:

17 and under	98,700	28%
18 – 64	225,900	64%
65 and over	27,900	8%

Race Categories:

Non-hispanic White:	279,173	(79%)
Black or African Am.:	12,051	(3%)
Asian and Pacific Is:	30,809	(9%)
Native Am. and other:	4,170	(1%)
Hispanic or Latino:	15,420	(4%)
Two or more race:	10,841	(3%)

HOUSING

Total Housing Units: 130,356

Single Family: 104,582

Multifamily: 18,694

Mobile Homes: 7,080

Percent Homeowners: 79%

Average Household Size: 2.79

Median House Value: \$240,000

Median 2 Bedroom Rental: \$790

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Units: 2,232

Single Family: 1,658

Multifamily: 574

2005 Formal Plats/Lots:

Applications: 883 lots in 28 plats

Recordings: 1,568 lots in 38 plats

2002 Land Capacity:

Residential In Acres: 4,125

In Units: 24,960

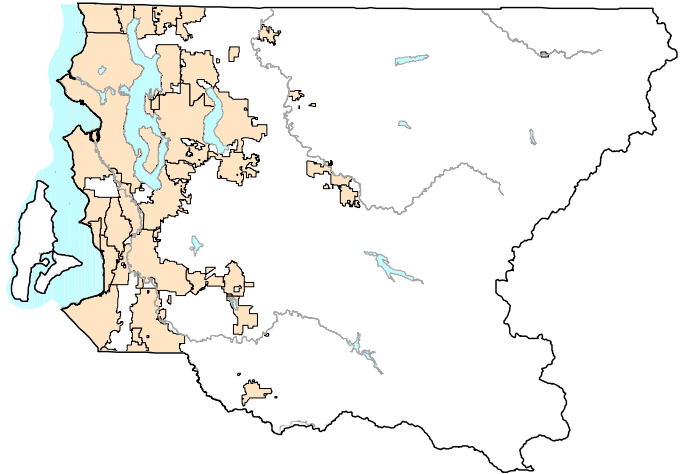
Commercial In Acres: 355

In Jobs: 8,760

RURAL

Unincorporated King County

Rural unincorporated King County covers central and eastern King County and Vashon Island – areas outside the Urban Growth Boundary. These areas are designated Rural, Agricultural or Forest Resource by the King County Comprehensive Plan. Uses include forest, farmland, woodlands and low-density residential. Urban services such as sewer service are not provided in Rural areas. Rural areas, which cannot be annexed into a city, cover the majority of King County's land area but contain less than one-tenth of the County's population. Rural unincorporated King County has grown very slowly since Growth Management took effect in the mid-1990s: less than five percent of countywide new residential construction and population growth occur in these areas.



QUICK FACTS

Land Area: 1,072,600 Acres or 1,676 Square Miles

King County Council Districts: parts of 4 Districts

School Districts: 11 Districts

Water Districts: 13 Districts

Sewer Districts: 3 Districts

Fire Districts: 16 Districts

TAX INFO

2006 Assessed Valuation: \$17,674 million
 '06 Uninc. Area Levy (\$1.842 per 1000): \$34,145,060

2005 Real Estate Sales: \$1,643.4 million
 Local Option REET Revenue (0.5%): \$8,216,751

2005 Taxable Retail Sales: \$730.3 million
 Local Option Sales Tax Rev (0.85% of 1%): \$6,207,298

EMPLOYMENT

Number of Business Units: 2,271

Year 2004 Total Jobs: 18,398

Manufacturing: 678

Wholesale/Utilities: 1,570

Retail: 1,031

Finance/Services: 6,259

Government/Education: 3,929

AFFM/Construction: 4,930

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$73,400

Number of Households: 46,900

Households by Income Category:

0 – 80% 10,800 (23%)

80 – 140% 13,400 (29%)

140%+ 22,700 (48%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 135,000

2006 Population: 142,000

Pop. Per Sq. Mile: 85

Median Age: 38.2

Age Structure:

17 and under 39,300 29%

18 – 64 86,350 64%

65 and over 9,350 7 %

Race Categories:

Non-hispanic White: 122,500 (91 %)

Black or African Am.: 800 (0.6%)

Asian and Pacific Is: 3,200 (2.4%)

Native Am. and other: 1,800 (1.3%)

Hispanic or Latino: 3,700 (2.7%)

Two or more race: 3,000 (2.2%)

HOUSING

Total Housing Units: 49,500

Single Family: 43,900

Multifamily: 1,500

Mobile Homes: 4,100

Percent Homeowners: 88%

Average Household Size: 2.89

Median House Value: \$320,000

Median 2 Bedroom Rental: \$750

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Units: 443

Single Family: 443

Multifamily: 0 / 0

2005 Formal Plats/Lots:

Applications: 0 lots in 0 plats

Recordings: 28 lots in 2 plats

2002 Land Capacity:

Residential In Acres: n a

In Units: 10,000-14,000

Commercial In Acres: n a

In Jobs: n a

Residential Subdivision Activity

Unincorporated King County, 1990 - 2005

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
2000	25	523	179.83
2001	24	807	567.35
2002	16	713	679.58
2003	31	2,525	802.58
2004	37	1,236	678.45
2005	28	886	152.36
Total	569	23,941	18,133.30
1990-2005			

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
2000	23	1,334	1,296.89
2001	39	1,824	3,204.57
2002	30	1,040	1,380.31
2003	33	1,712	1,049.92
2004	19	994	269.96
2005	38	1,568	1,120.15
Total	641	24,780	19,674.79
1990-2005			

Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
2000	58	161	438.85
2001	52	152	393.30
2002	30	86	220.94
2003	40	116	94.54
2004	70	358	205.20
2005	67	257	130.35
Total	1,474	4,518	9,309.53
1990-2005			

Recorded Short Plats

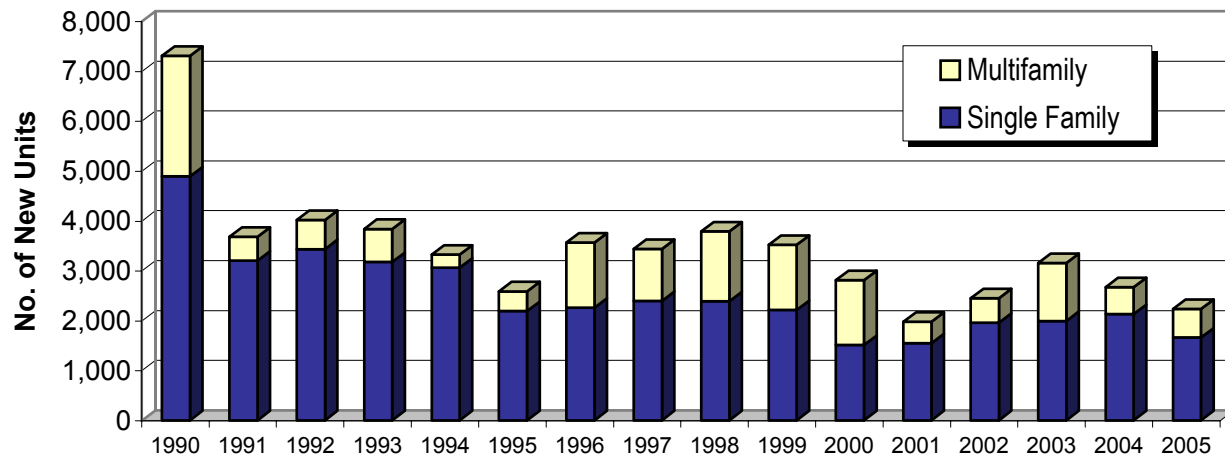
YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
2000	60	181	384.69
2001	23	75	42.56
2002	32	82	68.42
2003	41	121	397.29
2004	32	88	65.23
2005	19	51	25.54
Total	1,205	3,412	5,561.49
1990-2005			

Residential Permits and Units

Unincorporated King County, 1990 – 2005

YEAR	<u>Single Family</u>		<u>Multifamily</u>		<u>Total</u>	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
2000	1,511	1,511	29	1,300	1,540	2,811
2001	1,544	1,544	51	431	1,595	1,975
2002	1,954	1,954	25	491	1,979	2,445
2003	1,985	1,991	13	1,163	1,998	3,154
2004	2,128	2,128	19	541	2,147	2,669
2005	1,658	1,658	23	574	1,681	2,232
Total 1990-2005	39,968	39,973	401	14,349	40,369	54,322

Total New Residential Units



Total New Residential Units Authorized by Unincorporated King County Areas, 1995- 2005

TOTAL

Community Planning Area:	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bear Creek	259	297	289	189	118	674	247	500	592	497	419
East Sammamish	520	673	939	1,318	1,432	676	263	123	64	98	97
Enumclaw	59	68	54	59	50	53	42	51	43	44	46
Federal Way / Southwest	166	351	77	79	139	207	235	420	518	306	174
Highline	47	61	10	164	64	82	94	97	557	131	222
Newcastle	67	199	71	104	214	75	65	32	78	96	111
Northshore	141	193	583	519	503	187	133	214	134	140	190
Shoreline	118	13	3	21	2	1	0	0	0	0	0
Snoqualmie Valley	216	201	227	196	169	141	102	113	105	122	110
Soos Creek	477	849	817	887	604	515	577	527	838	983	608
Tahoma Raven Heights	443	557	227	134	129	119	91	297	183	183	217
Vashon	63	87	83	103	86	72	120	60	34	57	30
TOTAL:	2,576	3,549	3,380	3,773	3,510	2,811	1,975	2,445	3,146	2,669	2,232

Single Family

Community Planning Area:	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bear Creek	259	297	289	189	114	287	247	309	532	493	281
East Sammamish	319	437	512	755	835	23	52	82	64	98	97
Enumclaw	59	64	54	59	48	53	42	51	43	44	46
Federal Way / Southwest	106	127	73	79	139	203	163	418	158	258	138
Highline	47	57	10	92	64	76	50	51	74	76	80
Newcastle	67	69	71	104	120	64	65	102	78	48	111
Northshore	120	117	215	226	184	151	133	180	134	128	68
Shoreline	28	3	3	7	2	1	0	0	0	0	0
Snoqualmie Valley	216	191	227	196	163	135	102	111	105	120	110
Soos Creek	453	410	572	851	326	327	558	331	578	606	478
Tahoma Raven Heights	443	387	227	134	125	115	91	280	183	183	215
Vashon	63	87	83	103	84	68	48	39	34	55	30
TOTAL:	2,180	2,246	2,336	2,795	2,204	1,511	1,557	1,954	1,983	2,128	1,658

Multifamily

Community Planning Area:	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bear Creek	0	0	0	0	4	387	0	181	60	4	138
East Sammamish	201	236	427	563	597	654	211	76	0	0	0
Enumclaw	0	4	0	0	2	0	0	0	0	0	0
Federal Way / Southwest	60	224	4	0	0	4	72	2	360	48	36
Highline	0	4	0	72	0	6	44	46	483	55	142
Newcastle	0	130	0	0	94	11	0	0	0	48	0
Northshore	21	76	368	293	319	36	0	34	0	12	122
Shoreline	90	10	0	14	0	0	0	0	0	0	0
Snoqualmie Valley	0	10	0	0	6	6	0	102	0	2	4
Soos Creek	24	439	245	36	278	188	19	20	260	377	130
Tahoma Raven Heights	0	170	0	0	4	4	0	9	0	0	2
Vashon	0	0	0	0	2	4	72	21	0	2	0
TOTAL:	396	1,303	1,044	978	1,306	1,300	418	491	1,163	541	574

Note: East King County, Eastside and Green River Valley are not reported because they contain very small unincorporated portions.

Source: King County Department of Development and Environmental Services

Transportation Concurrency Approvals

Unincorporated King County by Community Planning Area

In Housing Units, 1996 - 2005

URBAN AREA

Planning Area	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	0	0	0	0	0	0	4	0	0	0	183	0	1,325	24	0	0	0	0	0	0
East King County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	1,130	1,728	1,112	902	53	162	48	0	13	30	0	0	28	13	11	0	64	0	16	0
Eastside/Gr. River Valley	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	50	0	325	487	242	65	122	350	67	0	368	26	23	5	146	0	448	0	336	0
Highline	13	11	70	72	47	556	62	82	115	0	35	0	26	212	251	577	38	285	195	40
Newcastle	27	0	37	4	128	74	140	0	92	9	219	10	306	0	70	0	173	33	105	93
Northshore	135	1,546	144	502	355	162	111	20	69	0	77	154	18	203	46	13	192	18	192	2
Shoreline	0	0	0	14	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0
Soos Creek	589	513	388	323	295	302	524	204	250	285	875	162	581	239	969	140	1,069	156	754	352
Tahoma/Raven Heights	2	0	652	0	0	0	0	0	7	0	8	0	90	320	281	0	255	320	104	320
TOTAL:	1,946	3,798	2,731	2,304	1,120	1,342	1,011	656	613	324	1,765	352	2,397	1,016	1,784	730	2,239	812	1,702	807

RURAL AREA

Planning Area	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	8	-	5	-	-	-	0	-	16	-	14	-	0	-	0	-	0	-	16	-
East King County	0	-	1	-	-	-	0	-	15	-	0	-	0	-	0	-	0	-	0	-
East Sammamish	3	-	1	-	-	-	1	-	20	-	-	-	9	-	0	-	0	-	0	-
Eastside/Gr. River Valley	0	-	0	-	-	-	0	-	-	-	-	-	0	-	0	-	0	-	0	-
Enumclaw	8	-	1	-	-	-	4	-	28	-	7	-	9	-	8	-	19	-	1	-
Newcastle	1	-	2	-	1	-	5	-	3	-	4	-	8	-	44	-	0	-	0	-
Northshore	0	-	0	-	2	-	0	-	-	-	-	-	0	-	0	-	0	-	0	-
Snoqualmie Valley	26	-	9	-	59	-	34	-	17	-	27	-	23	-	80	-	58	-	78	-
Soos Creek	4	-	18	-	25	-	16	-	8	-	8	-	153	-	0	-	4	-	9	-
Tahoma/Raven Heights	13	-	12	-	83	-	51	-	7	-	8	-	11	-	15	-	38	-	8	-
Vashon	10	-	0	-	12	-	67	-	25	-	-	-	0	-	14	40	8	-	0	26
TOTAL:	73	-	49	-	182	-	178	-	139	-	68	-	213	-	161	40	127	-	112	26

Notes: Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

Units listed by date concurrency applications received.

Source: King County Department of Transportation, Road Services Division, June 2006.

Household Growth Targets by Sub-region Unincorporated King County, 2001 - 2022

Sub-Region	<u>Adopted Household Growth Target, 2001 - 2022</u>				
	<u>Unincorporated King County</u>			Cities' Targets	Sub-region Totals
	Total	in designated Pot. Anxtn Areas	outside PAAs		
East King County	6,801	2,702	4,099 *	40,844	47,645
South King County	4,935	4,343	592	37,420	42,355
Sea-Shore (N. Highline)	1,670	0	1,670	54,699	56,369
Rural Cities ** (expansion area)	0	0	0 **	5,563	5,563
Urban Area Total	13,406	7,045	6,361	138,526	151,932
Rural Area	6,000 ***			0	6,000
King County Total	19,406			138,526	157,932

Notes:

* The 4,099 target outside East County PAAs consists of the Bear Creek UPD/FCC.

** Rural-city target numbers include their unincorporated expansion areas.

*** Targets apply to Urban areas only. The Rural area does not have a growth target.

Growth in Rural areas is forecast to be 6,000 households or 4% of Countywide total growth.

Source: Growth Management Planning Council Motion 02-2, November 2002 and technical corrections continued in motion 04-4, September 2004.

Residential Land Supply and Capacity

Findings from Buildable Lands Report, 2002

Unincorporated Urban King County, by Sub-Regions

Sub-Region	<u>VACANT</u>		<u>REDEVELOPABLE AND MIXED USE</u>		<u>TOTAL</u>	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
East King County	461.84	2,128	297.65	1,174	759.49	**6,402
South King County	2,143.80	11,677	1,072.06	5,606	3,215.86	17,283
Sea-Shore (including North Highline)	134.65	1,145	14.57	131	149.22	1,276
Rural Cities (expansion areas) *	711.00	2,629	341.00	1,537	1,052.00	4,166
Urban Unincorporated King County	2,740.29	14,950	1,384.28	10,011	4,124.57	24,961

For Methodology, please refer to page 61 of this report.

Source: King County Buildable Lands Evaluation Report, 2002.

* Capacity in the Rural Cities expansion Areas was measured and tabulated as a component of Rural City capacity. It is reported here for convenience, but not included in the Urban unincorporated totals.

** includes capacity of 3,100 units in the Bear Creek Urban Planned Developments

Building Permit Summary by PAA 2001 through 2005

POTENTIAL ANNEXATION AREA	2001			2002			2003			2004			2005			2001 - 2005		
	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total
East Federal Way	141	36	177	52	231	283	97	360	457	207	48	255	77	36	113	574	711	1,285
East Renton	7	2	9	4	0	4	46	0	46	18	0	18	74	0	74	149	2	151
Eastgate	23	0	23	5	0	5	3	0	3	14	0	14	5	0	5	50	0	50
Fairwood	19	195	214	219	12	231	318	174	492	269	377	646	138	105	243	963	863	1,826
Kent Northeast	93	0	93	42	0	42	56	0	56	152	0	152	149	6	155	492	6	498
Kirkland	102	0	102	94	34	128	67	0	67	38	12	50	39	29	68	340	75	415
Lea Hill	148	0	148	172	35	207	148	86	234	116	0	116	115	22	137	699	143	842
North Highline	27	44	71	28	46	74	46	22	68	47	53	100	37	112	149	185	277	462
Klahanie (Sammamish)	1	0	1	0	0		12	0	12	0	0	0	1	0	1	14	0	14
West Hill	22	0	22	22	0	22	27	461	488	30	0	30	43	30	73	144	491	635
PAA Total	583	277	860	638	358	996	820	1,103	1,923	891	490	1,381	678	340	1,018	3,610	2,568	6,178
Other Uninc. KC :																		
Redmond Ridge UPD	163	82	245	348	101	449	528	0	528	412	4	416	229	138	367	1,680	325	2,005
Other Urban uninc KC	357	0	357	515	12	527	162	61	223	298	47	345	986	436	1,422	2,318	556	2,874
Rural areas	441	72	513	453	20	473	481	0	481	527	0	527	443	0	443	2,345	92	2,437
Total Uninc. KC	1,544	431	1,975	1,954	491	2,445	1,991	1,164	3,155	2,128	541	2,669	1,658	574	2,232	9,953	4,156	14,109

Source: King County Dept. of Development and Environmental Services permit files, Budget Office Growth Information Team.

King County Major Potential Annexation Areas

Under the Growth Management Act, unincorporated areas within King County's Urban Growth Area are encouraged to annex into cities. This section of the Unincorporated Areas chapter identifies ten large communities slated for early annexation to an adjoining city. More than half of the unincorporated population – 192,000 persons in 2000 – resides in these ten "Potential Annexation Areas" (PAAs). On the following pages, one-page PAA Profiles describe the location, economic and tax data, and demographics of each Potential Annexation Area. The ten PAAs are as follows:

East Federal Way

East Renton

Eastgate

Fairwood (including communities of Cascade, Spring Glen, Lake Desire and Fairwood)

Kent Northeast

Kirkland (including communities of Juanita, Finn Hill and 0 Kingsgate)

Klahanie

Lea Hill

North Highline (including communities of White Center and Boulevard Park)

West Hill (including communities of Skyway and Bryn Mawr)

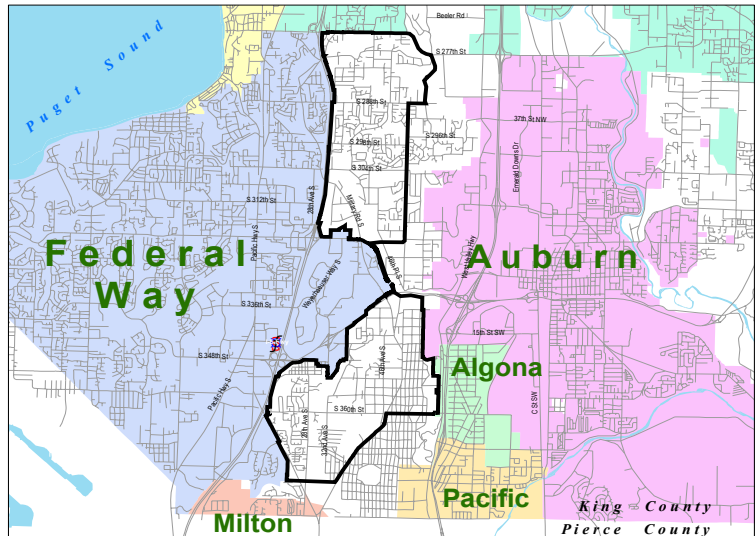
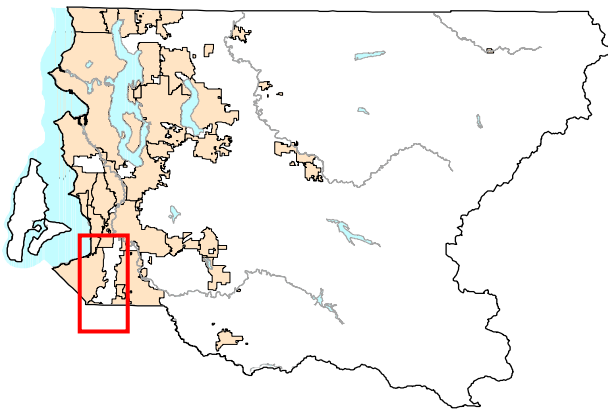
Following the PAA profiles is a "Sources and Notes" page which identifies data sources and explanations of the profile information.

An additional 22,000 persons live in other Urban-designated areas not within a specific large PAA. Some of these neighborhoods are smaller PAAs, but others are not claimed by a specific city. Outside the Urban Growth Area are Rural and Resource designated areas, with about 135,000 residents in 2000. A Profile covering Rural unincorporated King County is on page 117.

A map of PAAs and other unincorporated communities is in the map section at the back of the AGR.

East Federal Way Potential Annexation Area

Located east of Interstate 5 and the City of Federal Way, west of the City of Auburn's westerly PAA, the area comprises most of the remaining urban-designated land between Federal Way, Auburn and the Pierce County line. Other Urban-designated unincorporated neighbor-hoods to the east and southeast are not included in the East Federal Way PAA, but are associated with the cities of Auburn, Pacific or Milton.



QUICK FACTS

Land Area: 5,045.69 Acres or 7.88 Square Miles

King County Council District: 7

School District: 210 Federal Way

Water District: Lakehaven

Sewer District: Lakehaven

Fire District: 39

Annexing City: Federal Way

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$1,474 million
'06 Uninc. Area Levy (\$1.842 per 1,000): \$2,714,707

2005 Real Estate Sales: \$149.4million
Local Option REET Revenue (0.5%): \$746,795

2005 Taxable Retail Sales: \$54 million
Local Option Sales Tax Rev (0.85% of 1%): \$460,568

EMPLOYMENT

Number of Business Units: 177

Year 2004 Total Jobs: 1,215

Manufacturing:	*
Wholesale/Utilities:	32
Retail:	62
Finance/Services:	298
Government/Education:	524
Construction/Resource:	256

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$62,400
Number of Households: 7,030

Household by Income Category:

0 – 80%	1,870	(27%)
80 – 140%	2,500	(35%)
140%+	2,660	(38%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 20,350

2006 Population: 20,800

Pop. Per Sq. Mile: 2,640

Median Age: 36.1

Age Structure:

17 and under	5,900	(29.0%)
18 – 64	12,870	(63.3%)
65 and over	1,580	(7.7%)

Race Categories:

Non-hispanic White	16,550	(81.3%)
Black or African Am.:	710	(3.5%)
Asian and Pacific Is:	1,400	(6.9%)
Native Am. and other:	190	(1.0%)
Hispanic or Latino:	700	(3.5%)
Two or more race:	800	(3.9%)

HOUSING

Total Housing Units: 7,180

Single Family:	6,060	(84%)
Multifamily:	620	(9%)
Mobile Homes:	500	(7%)

Percent Homeowners: 85%

Average Household Size: 2.90

Median House Value: \$173,300

Median 2 Bedroom Rental: \$890

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 113

Single Family: 77

Multifamily: 3 / 36

2005 Formal Plats/Lots:

Applications: 5 / 74

Recordings: 2 / 32

2002 Land Capacity:

Residential In Acres: 689.82

In Units: 3,598

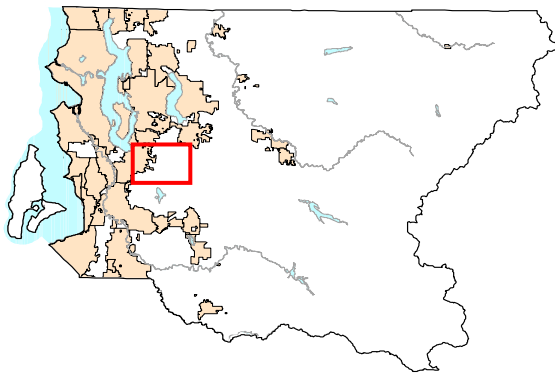
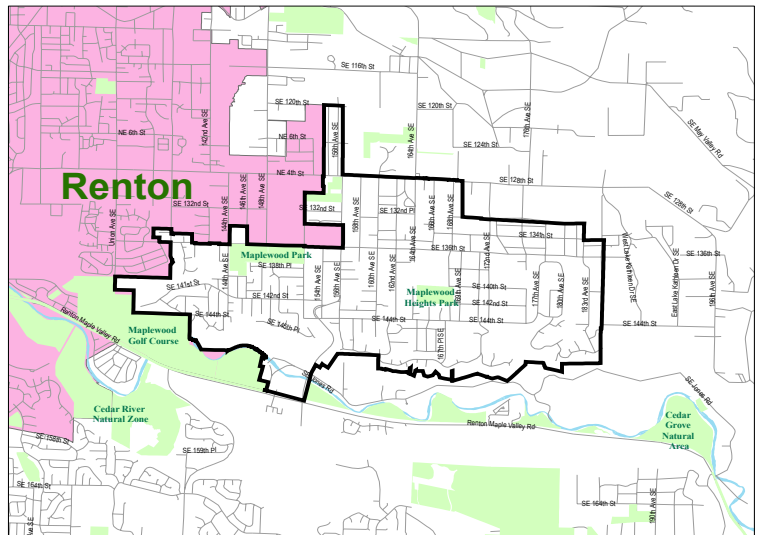
Commercial In Acres: n a

In Jobs:

East Renton

Potential Annexation Area

Located east of the City of Renton, north of the Cedar River. The PAA encompasses most of the remaining Urban Growth Area on the plateau east of Renton out to 184th Avenue SE. Recently, this area has developed primarily through annexation of small parcels into the City of Renton in order to receive City of Renton sewer and water service.



QUICK FACTS

Land Area: 2,126.25 Acres or 3.32 Square Miles

King County Council District: 9

School District: 403 Renton / 411 Issaquah

Water District: 90

Sewer District:

Fire District: 25

Annexing City: Renton

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$750 million
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$1,379,683

2005 Real Estate Sales: \$67.4 million
 Local Option REET Revenue (0.5%): \$336,991

2005 Taxable Retail Sales: \$19.5 million
 Local Option Sales Tax Rev (0.85% of 1%): \$165,983

EMPLOYMENT

Number of Business Units: 68

Year 2004 Total Jobs: 805
 Manufacturing: 0
 Wholesale/Utilities: 31
 Retail: *
 Finance/Services: 99
 Government/Education: 350
 Construction/Resource: 255

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$65,300
Number of Households: 2,600

Household by Income Category:
 0 – 80% 565 (22%)
 80 – 140% 1,050 (40%)
 140%+ 985 (38%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 7,370
2006 Population: 7,900
Pop. Per Sq. Mile: 2,380

Median Age: 38.2

Age Structure:

17 and under	1,960	(26.7%)
18 – 64	4,830	(65.5%)
65 and over	580	(7.8%)

Race Categories:

Non-hispanic White	6,500	(88.2%)
Black or African Am.:	110	(1.5%)
Asian and Pacific Is:	240	(3.2%)
Native Am. and other:	70	(1.0%)
Hispanic or Latino:	250	(3.4%)
Two or more race:	200	(2.7%)

HOUSING

Total Housing Units: 2,650
 Single Family: 2,430 (92%)
 Multifamily: 50 (2%)
 Mobile Homes: 170 (6%)

Percent Homeowners: 90%

Average Household Size: 2.80

Median House Value:
 \$199,400

Median 2 Bedroom Rental: \$ 906

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 74

Single Family: 74

Multifamily: 0 / 0

2005 Formal Plats/Lots:

Applications: 1 / 15

Recordings: 6 / 259

2002 Land Capacity:

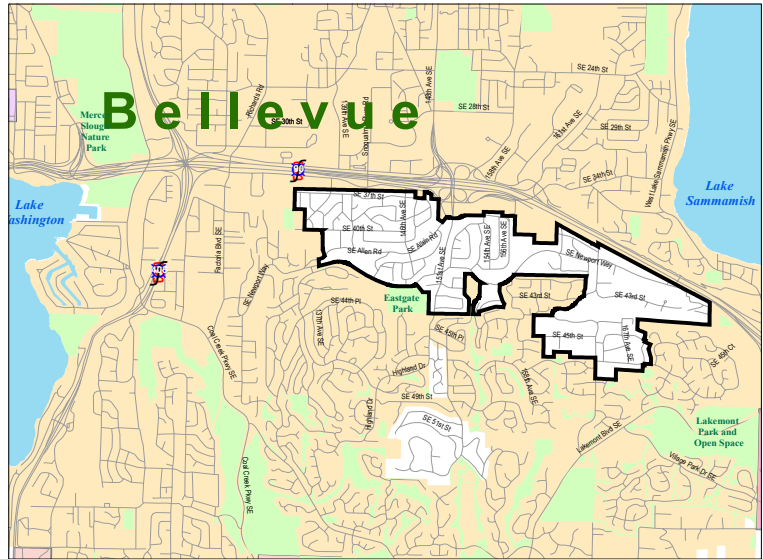
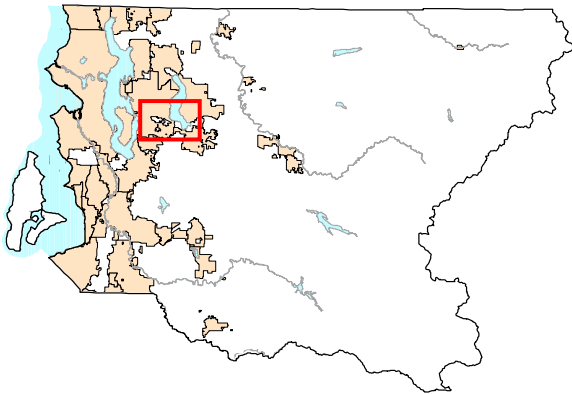
Residential In Acres: 248.35
 In Units: 1,091

Commercial In Acres: n a
 In Jobs:

Eastgate

Potential Annexation Area

Eastgate is an island of unincorporated area entirely surrounded by the City of Bellevue, south of Interstate 90. The Eastgate potential annexation area does not include the Hilltop neighborhood. The area is almost entirely residential.



QUICK FACTS

Land Area: 786.68 Acres or 1.23 Square Miles

King County Council District: 6

School District: 405 Bellevue / 411 Issaquah

Water District: Bellevue

Sewer District: Bellevue

Fire District: 14 and 10

Annexing City: Bellevue

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$592 million
'06 Uninc. Area Levy (\$1.842 per 1,000): \$1,090,165

2005 Real Estate Sales: \$60.3 million
Local Option REET Revenue (0.5%): \$301,464

2005 Taxable Retail Sales: \$13.5 million
Local Option Sales Tax Rev (0.85% of 1%): \$114,390

EMPLOYMENT

Number of Business Units: 60
Year 2004 Total Jobs: 222
Manufacturing: *
Wholesale/Utilities: 22
Retail: *
Finance/Services: 123
Government/Education: 23
Construction/Resource: 49

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$65,600
Number of Households: 1,710

Household by Income Category:

0 – 80%	385	(22.5%)
80 – 140%	640	(37.5%)
140%+	685	(40%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 4,558
2006 Population: 4,700
Pop. Per Sq. Mile: 3,820

Median Age: 37.0

Age Structure:

17 and under	1,088	(23.9%)
18 – 64	2,963	(65.0%)
65 and over	507	(11.1%)

Race Categories:

Non-hispanic White	3,682	(80.8%)
Black or African Am.:	74	(1.6%)
Asian and Pacific Is:	457	(10.0%)
Native Am. and other:	25	(0.5%)
Hispanic or Latino:	200	(4.5%)
Two or more race:	120	(2.7%)

HOUSING

Total Housing Units: 1,743
Single Family: 1,588 (91%)
Multifamily: 155 (9%)
Mobile Homes: 0 (0%)
Percent Homeowners: 77.6%
Average Household Size: 2.66
Median House Value: \$ 222,900
Median 2 Bedroom Rental: \$ 1,132

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 5

Single Family: 5
Multifamily: 0 / 0

2005 Formal Plats/Lots:

Applications: 1 / 10
Recordings: 1 / 8

2002 Land Capacity:

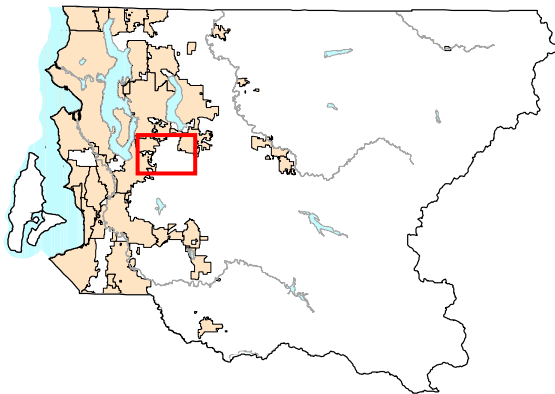
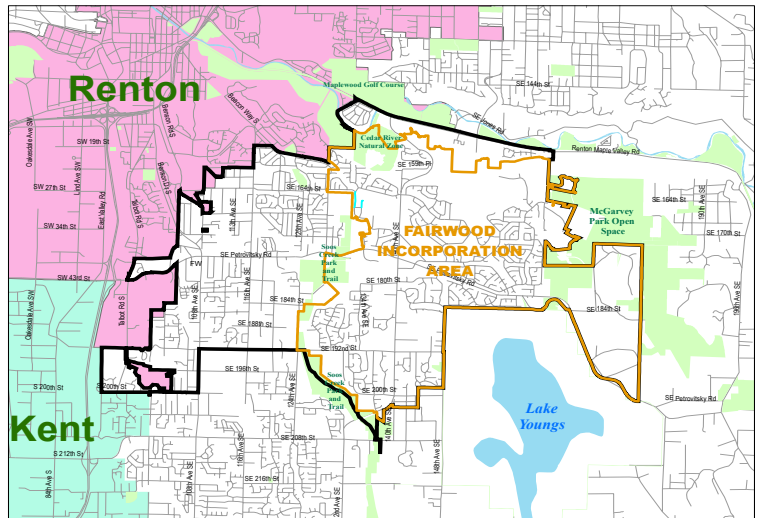
Residential In Acres: 24.15
In Units: 100

Commercial In Acres: n a
In Jobs:

Fairwood

Potential Annexation Area

The largest of the ten PAA's, Fairwood-Petrovitsky is located southeast of the City of Renton and northeast of Kent. The area is bounded by the Urban Growth Boundary on the east and Lake Youngs Watershed on the southeast. This PAA has been effectively "split" into two community areas as a result of an attempt by Fairwood residents to create a new city. The Fairwood potential incorporation is on the east side of the Fairwood PAA extending to the Urban Growth Boundary. The Benson Hill Communities are located between the City of Renton and Fairwood, and include Cascade, Cascade Vista, Renton Park, Spring Brook and Spring Glen.



QUICK FACTS

Land Area: 6,876.04 Acres or 10.74 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City: Renton

Annexation Status: Incorporation Election on Sept. 19, 2006

Expected Annexation Date:

TAX INFO

2006 Assessed Valuation: \$3,687 million
'06 Uninc. Area Levy (\$1.842 per 1,000): \$6,792,394

2005 Real Estate Sales: \$439 million
Local Option REET Revenue (0.5%): \$2,192,662

2005 Taxable Retail Sales: \$231.3 million
Local Option Sales Tax Rev (0.85% of 1%): \$1,965,669

EMPLOYMENT

Number of Business Units: 466

Year 2004 Total Jobs: 4,452

Manufacturing:	31
Wholesale/Utilities:	105
Retail:	751
Finance/Services:	2,460
Government/Education:	919
Construction/Resource:	186

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$ 58,000

Number of Households: 14,630

Household by Income Category:

0 – 80%	4,920	(33.6%)
80 – 140%	4,640	(31.7%)
140%+	5,070	(34.7%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 39,430

2006 Population: 43,700

Pop. Per Sq. Mile: 4,070

Median Age: 35.4

Age Structure:

17 and under	10,340	(26.2%)
18 – 64	26,110	(66.2%)
65 and over	2,980	(7.6%)

Race Categories:

Non-hispanic White	28,050	(71.1%)
Black or African Am.:	2,350	(6.0%)
Asian and Pacific Is:	5,450	(13.8%)
Native Am. and other:	200	(0.5%)
Hispanic or Latino:	1,620	(4.1%)
Two or more race:	1,760	(4.5%)

HOUSING

Total Housing Units: 15,080

Single Family:	10,110	(67%)
Multifamily:	4,370	(29%)
Mobile Homes:	600	(4%)

Percent Homeowners: 70.2%

Average Household Size: 2.65

Median House Value: \$ 192,800

Median 2 Bedroom Rental: \$ 853

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 243

Single Family: 138

Multifamily: 4 / 105

2005 Formal Plats/Lots:

Applications: 10 / 477

Recordings: 4 / 97

2002 Land Capacity:

Residential In Acres: 604.01

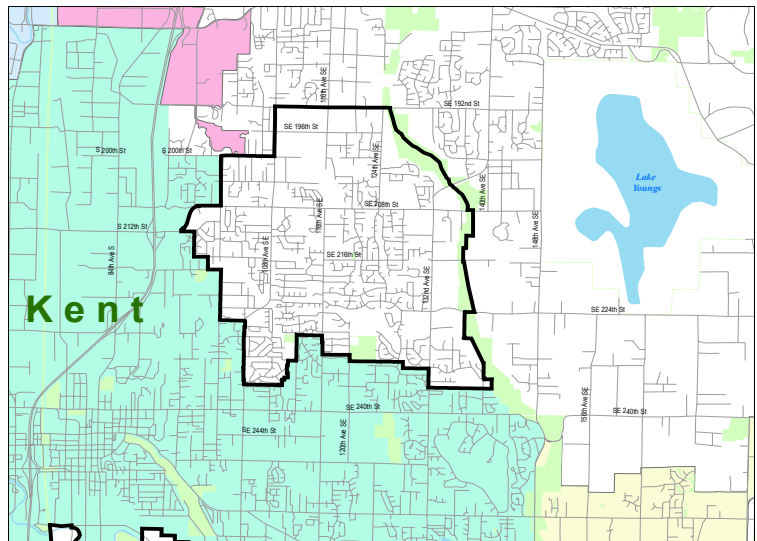
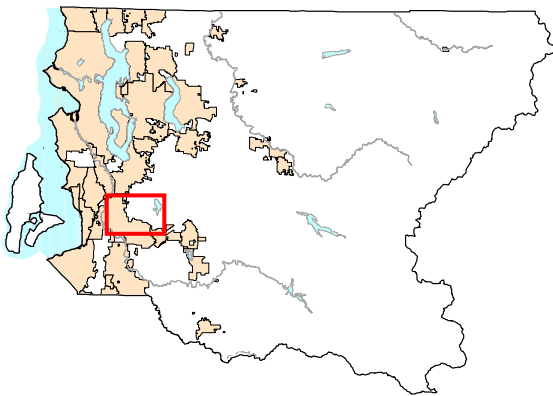
In Units: 3,801

Commercial In Acres:

In Jobs:

Kent Northeast Potential Annexation Area

The Kent Northeast area is located east of the City of Kent, on the west plateau of Soos Creek. To the north is the large unincorporated area of Fairwood / Petrovitsky, part of the City of Renton's PAA. Kent Northeast includes the communities of Benson Hill and Panther Lake as well as neighborhoods near Soos Creek Park.



QUICK FACTS

Land Area: 3,200 Acres or 5.0 Square Miles

King County Council District: 9 and 5

School District: 415 Kent

Water District: Soos Creek

Sewer District: Soos Creek

Fire District: 37

Annexing City: Kent

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$1,783 million
'06 Uninc. Area Levy (\$1.842 per 1,000): \$3,284,401

2005 Real Estate Sales: \$215 million
Local Option REET Revenue (0.5%): \$1,072,951

2005 Taxable Retail Sales: \$71.7 million
Local Option Sales Tax Rev (0.85% of 1%): \$609,229

EMPLOYMENT

Number of Business Units: 227

Year 2004 Total Jobs: 1,786

Manufacturing:	*
Wholesale/Utilities:	10
Retail:	316
Finance/Services:	629
Government/Education:	625
Construction/Resource:	122

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$ 65,700

Number of Households: 7,940

Household by Income Category:

0 – 80%	2,170	(27.3%)
80 – 140%	2,500	(31.5%)
140%+	3,270	(41.2%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,555

2006 Population: 24,000

Pop. Per Sq. Mile: 4,800

Median Age: 34.9

Age Structure:

17 and under	7,130	(30.3%)
18 – 64	14,700	(62.4%)
65 and over	1,725	(7.3%)

Race Categories:

Non-hispanic White	16,850	(71.5%)
Black or African Am.:	1,100	(4.7%)
Asian and Pacific Is:	3,550	(15.1%)
Native Am. and other:	150	(0.6%)
Hispanic or Latino:	880	(3.7%)
Two or more race:	1,025	(4.4%)

HOUSING

Total Housing Units: 8,138

Single Family:	6,440	(79.2%)
Multifamily:	1,160	(14.2%)
Mobile Homes:	540	(6.6%)

Percent Homeowners: 81%

Average Household Size: 2.97

Median House Value: \$ 188,000

Median 2 Bedroom Rental: \$ 740

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 155

Single Family: 149

Multifamily: 1 / 6

2005 Formal Plats/Lots:

Applications: 3 / 61

Recordings: 6 / 235

2002 Land Capacity:

Residential In Acres: 306.93

In Units: 1,725

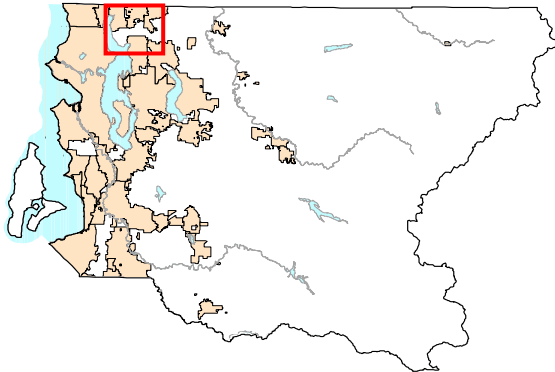
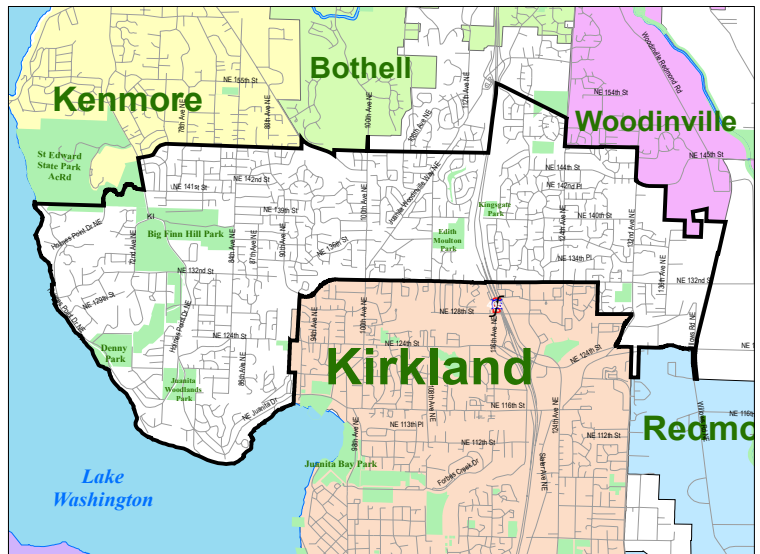
Commercial In Acres:

In Jobs:

Kirkland

Potential Annexation Area

The City of Kirkland's PAA is comprised of the Finn Hill, Juanita and Kingsgate neighborhoods. These areas are generally located to the north of the City of Kirkland, and south of the cities of Kenmore, Bothell and Woodinville. The City of Bothell has a PAA that abuts the City of Kirkland's. In 2001 and again in 2002, the City of Kirkland, with the assistance of the County, completed an annexation fiscal analysis.



QUICK FACTS

Land Area: 4,437.85 Acres or 6.94 Square Miles

King County Council District: 6, 1 and 3

School District: 414 Lake Washington / 417 Northshore

Water District: NE Lake Washington

Sewer District: Northshore

Fire District: 41 and Woodinville Fire District

Annexing City: Kirkland

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$3,920 million
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$7,220,096

2005 Real Estate Sales: \$441.5 million
 Local Option REET Revenue (0.5%): \$2,207,706

2005 Taxable Retail Sales: \$145 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,232,100

EMPLOYMENT

Number of Business Units: 483

Year 2004 Total Jobs: 4,053

Manufacturing:	191
Wholesale/Utilities:	358
Retail:	416
Finance/Services:	2,030
Government/Education:	539
Construction/Resource:	519

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$69,800

Number of Households: 11,485

Households by Income Category:

0 – 80%	2,665	(23%)
80 – 140%	3,690	(32%)
140%+	5,130	(45%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 31,723

2006 Population: 33,500

Pop. Per Sq. Mile: 4,830

Median Age: 34.9

Age Structure:

17 and under	8,500	(26.8%)
18 – 62	21,200	(66.9%)
65 and over	2,000	(6.3%)

Race Categories:

Non-hispanic White:	25,930	(81.8%)
Black or African Am.:	470	(1.5%)
Asian and Pacific Is:	2,600	(8.3%)
Native Am. and other:	150	(0.5%)
Hispanic or Latino:	1,370	(4.3%)
Two or more race:	1,170	(3.7%)

HOUSING

Total Housing Units: 11,811

Single Family:	9,300	(78.7%)
Multifamily:	2,490	(21.1%)
Mobile Homes:	21	(0.2%)

Percent Homeowners: 76.8%

Average Household Size: 2.75

Median House Value: \$239,200

Median 2 Bedroom Rental: \$880

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Units: 68

Single Family: 39

Multifamily: 2 / 29

2005 Formal Plats/Lots:

Applications: 4 / 108

Recordings: 1 / 6

2002 Land Capacity:

Residential In Acres: 152.79

In Units: 770

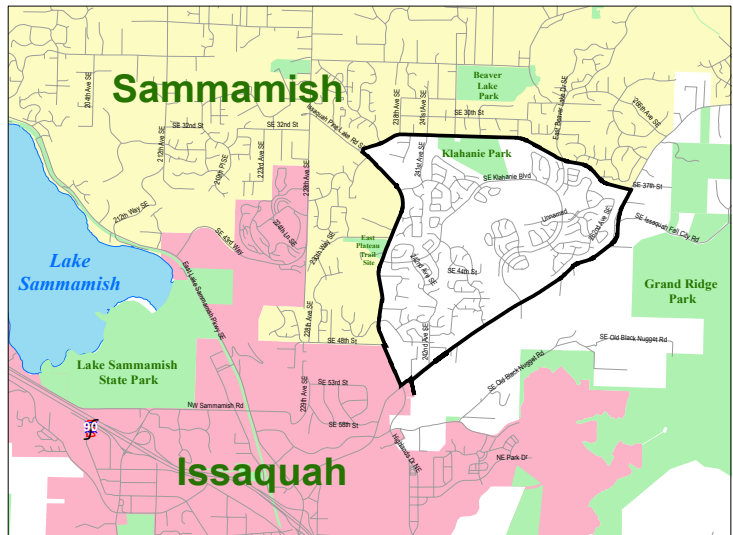
Commercial In Acres: 11.00

In Jobs: 150

Klahanie

Potential Annexation Area

Klahanie, located on the southeast corner of the City of Sammamish and the northeast corner of the City of Issaquah, is a fully built-out community of 11,000 residents. The City of Issaquah which has claimed the entire area as a PAA, conducted an annexation feasibility study in 2003. The Klahanie community is slated to vote on annexation in November 2005.



QUICK FACTS

Land Area: 1,230.34 Acres or 1.92 Square Miles

King County Council District: 3

School District: 411 Issaquah

Water District: Sammamish Plateau

Sewer District: Sammamish Plateau

Fire District: 10

Annexing City: Issaquah

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$1,232.3 million
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$2,269,981

2005 Real Estate Sales: \$154.6 million
 Local Option REET Revenue (0.5%): \$772,967

2005 Taxable Retail Sales: \$33.7 million
 Local Option Sales Tax Rev (0.85% of 1%): \$286,545

DEMOGRAPHICS

2000 Census Population: 10,953

2006 Population: 11,000

Pop. Per Sq. Mile: 5,705

Median Age: 32.4

Age Structure:

17 and under	3,920	(35.8%)
18 – 64	6,680	(61.0%)
65 and over	350	(3.2%)

Race Categories:

Non-hispanic White	8,400	(76.7%)
Black or African Am.:	100	(0.9%)
Asian and Pacific Is:	1,720	(15.7%)
Native Am. and other:	50	(0.5%)
Hispanic or Latino:	320	(2.9%)
Two or more race:	360	(3.3%)

EMPLOYMENT

Number of Business Units: 109

Year 2004 Total Jobs: 792

Manufacturing:	0
Wholesale/Utilities:	37
Retail:	151
Finance/Services:	498
Government/Education:	74
Construction/Resource:	41

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$84,700

Number of Households: 3,670

Household by Income Category:

0 – 80%	620	(16.9%)
80 – 140%	860	(23.3%)
140%+	2,190	(59.7%)

Source: 2000 US Census

HOUSING

Total Housing Units: 3,797

Single Family:	2,900	(76.3%)
Multifamily:	890	(23.4%)
Mobile Homes:	10	(0.3%)

Percent Homeowners: 77.6%

Average Household Size: 2.99

Median House Value: \$ 303,500

Median 2 Bedroom Rental: \$ 1,235

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 1

Single Family: 1

Multifamily: 0 / 0

2005 Formal Plats/Lots:

Applications: 0 / 0

Recordings: 0 / 0

2002 Land Capacity:

Residential In Acres: 38.90

In Units: 326

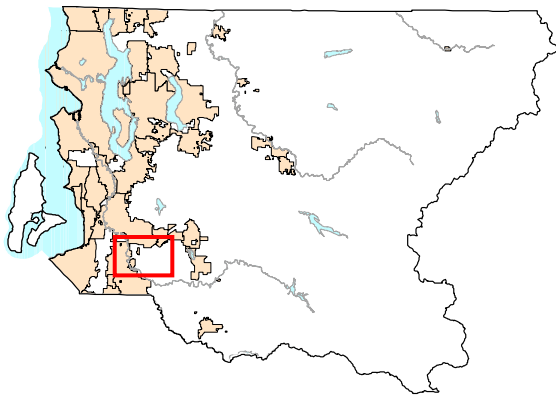
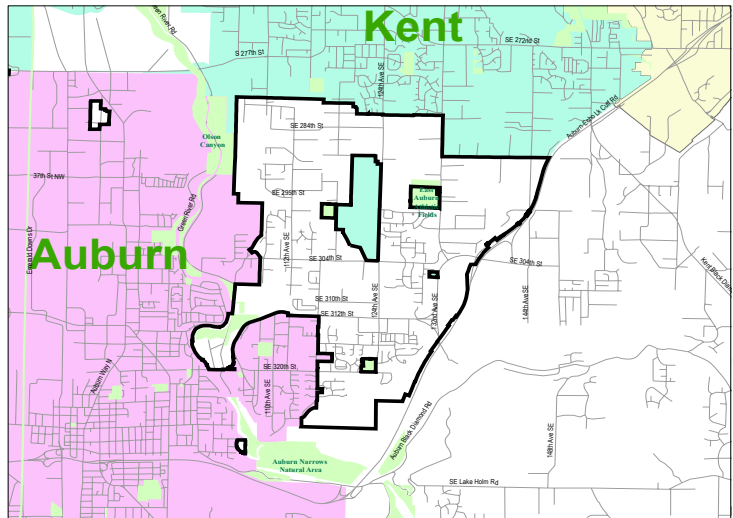
Commercial In Acres:

In Jobs:

Lea Hill

Potential Annexation Area

Lea Hill is located directly east of the City of Auburn and south of the City of Kent. The City of Auburn annexed a portion of Lea Hill in March 2000 which brought an additional 2,700 persons into the city. Although Auburn completed an annexation feasibility study in early 2003, it is unclear as to when the City will resume annexation of this area.



QUICK FACTS

Land Area: 2,766.87 Acres or 4.32 Square Miles

King County Council District: 7

School District: 408 Auburn / 415 Kent

Water District: Auburn

Sewer District: Auburn

Fire District: 44 and 37

Annexing City: Auburn

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$816 million
'06 Uninc. Area Levy (\$1.842 per 1,000): \$1,502,779

2005 Real Estate Sales: \$127 million
Local Option REET Revenue (0.5%): \$635,269

2005 Taxable Retail Sales: \$31.6 million
Local Option Sales Tax Rev (0.85% of 1%): \$268,644

EMPLOYMENT

Number of Business Units: 59

Year 2004 Total Jobs: 1,341
Manufacturing: *
Wholesale/Utilities: 29
Retail: *
Finance/Services: 78
Government/Education: 1,077
Construction/Resource: 138

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$65,700

Number of Households: 2,705

Household by Income Category:

0 – 80%	715	(26.5%)
80 – 140%	880	(32.5%)
140%+	1,110	(41%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 8,171

2006 Population: 10,400

Pop. Per Sq. Mile: 2,410

Median Age: 32.6

Age Structure:

17 and under	2,575	(31.5%)
18 – 64	5,160	(63.2%)
65 and over	435	(5.3%)

Race Categories:

Non-hispanic White	6,820	(83.5%)
Black or African Am.:	180	(2.2%)
Asian and Pacific Is:	370	(4.6%)
Native Am. and other:	70	(0.9%)
Hispanic or Latino:	400	(4.9%)
Two or more race:	330	(4.0%)

HOUSING

Total Housing Units: 2,794

Single Family:	2,054	(73.5%)
Multifamily:	485	(17.4%)
Mobile Homes:	255	(9.1%)

Percent Homeowners: 80 %
Average Household Size: 2.98
Median House Value: \$ 210,800
Median 2 Bedroom Rental: \$ 814

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 137

Single Family: 115

Multifamily: 2 / 22

2005 Formal Plats/Lots:

Applications: 1 / 31

Recordings: 7 / 182

2002 Land Capacity:

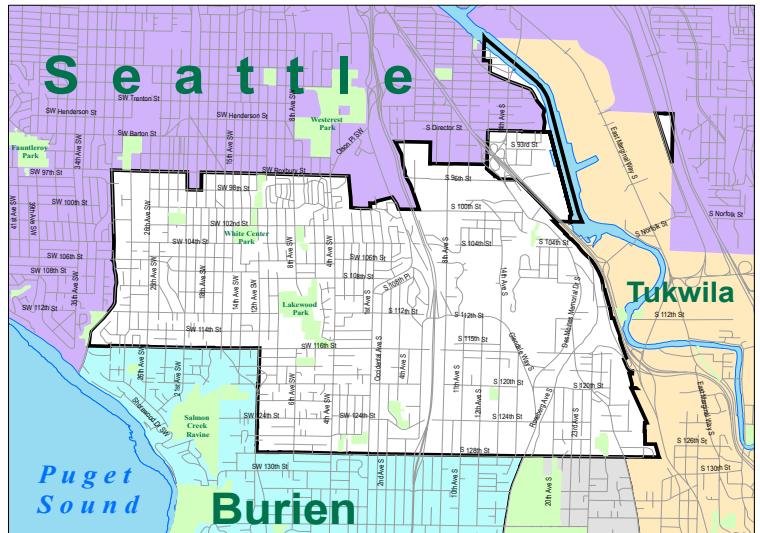
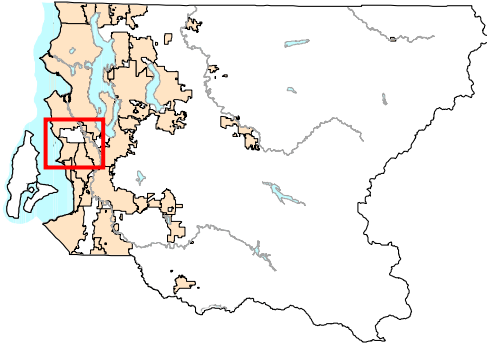
Residential In Acres: 417.75
In Units: 1,674

Commercial In Acres:
In Jobs:

North Highline

Potential Annexation Area

North Highline, including White Center and Boulevard Park, is one of the largest remaining unincorporated areas in the County. It has one of the most ethnically diverse populations in King County. In 1999, the County, with the assistance of a community advisory group, completed a governance study for the area. In 2001, the County and City of Burien partnered on an annexation feasibility study which assessed the fiscal impact to the city if it were to annex the lower third (South of 116th Street) of the community. Although there has been some interest in this area, none of the adjacent cities of Burien, Seattle, Tukwila or SeaTac currently claim any portion of this community as a potential annexation area.



QUICK FACTS

Land Area: 3,956.96 Acres or 6.18 Square Miles

King County Council District: 8

School District: 401 Highline / 1 Seattle

Water District: Seattle, 45, 20

Sewer District: SW Suburban, Val Vue

Fire District: North Highline

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$2,157 million
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$3,972,785

2005 Real Estate Sales: \$213 million
 Local Option REET Revenue (0.5%): \$1,064,791

2005 Taxable Retail Sales: \$178 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,512,479

EMPLOYMENT

Number of Business Units: 629

Year 2004 Total Jobs: 5,726
 Manufacturing: 815
 Wholesale/Utilities: 1,097
 Retail: 637
 Finance/Services: 1,978
 Government/Education: 731
 Construction/Resource: 468

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$39,950

Number of Households: 11,930

Households by Income Category:
 0 – 80% 6,310 (53%)
 80 – 140% 3,620 (30%)
 140%+ 2,000 (17%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 32,035

2006 Population: 33,300

Pop. Per Sq. Mile: 5,390

Median Age: 33.4

Age Structure:

17 and under	8,460	(26.4%)
18 – 64	20,525	(64.1%)
65 and over	3,050	(9.5%)

Race Categories:

Non-hispanic White:	17,000	(53%)
Black or African Am.:	2,100	(7%)
Asian and Pacific Is:	6,300	(20%)
Native Am. and other:	500	(1%)
Hispanic or Latino:	4,200	(13%)
Two or more race:	1,900	(6%)

HOUSING

Total Housing Units: 12,330
 Single Family: 8,030 (65%)
 Multifamily: 4,070 (33%)
 Mobile Homes: 230 (2%)

Percent Homeowners: 54.2%
Average Household Size: 2.68
Median House Value: \$149,400
Median 2 Bedroom Rental: \$640

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 149

Single Family: 37
 Multifamily: 4 / 112

2005 Formal Plats/Lots:

Applications: 0 / 0
 Recordings: 1 / 183

2002 Land Capacity:

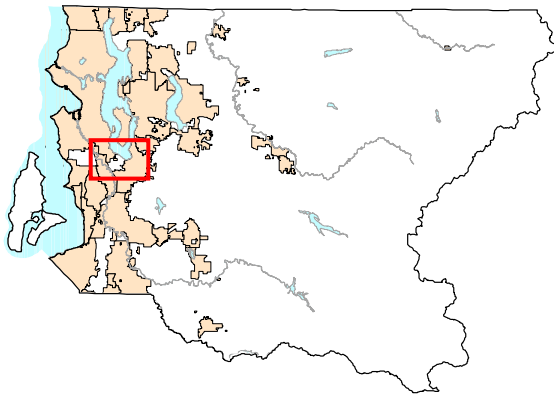
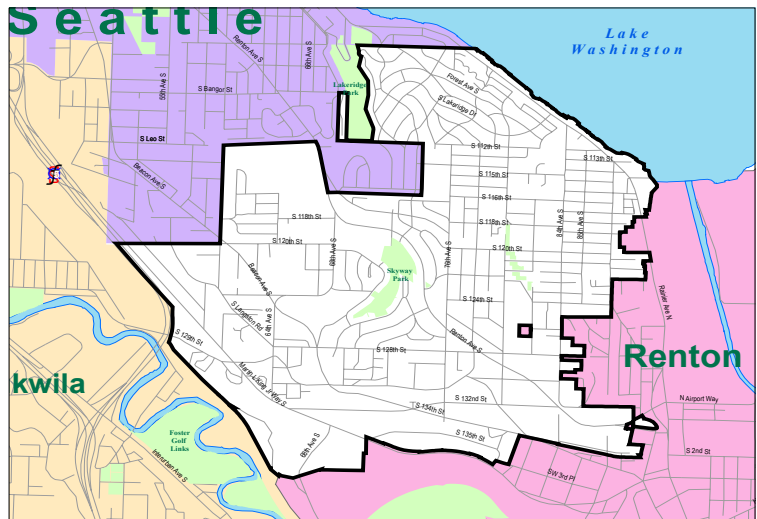
Residential In Acres: 149.22
 In Units: 1,276

Commercial In Acres: 116.97
 In Jobs: 1,544

West Hill

Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of the few unincorporated Urban areas that lacks a PAA designation.



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 2, 8 and 5

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2006 Assessed Valuation: \$1,271.3 million
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$2,341,747

2005 Real Estate Sales: \$130 million
 Local Option REET Revenue (0.5%): \$649,264

2005 Taxable Retail Sales: \$46 million
 Local Option Sales Tax Rev (0.85% of 1%): \$396,160

EMPLOYMENT

Number of Business Units: 145

Year 2004 Total Jobs: 1,132

Manufacturing:	*
Wholesale/Utilities:	35
Retail:	86
Finance/Services:	461
Government/Education:	339
Construction/Resource:	127

Source: WA Employment Security Dep't, 2004

INCOME

Median Household Income: \$47,385
Number of Households: 5,570

Household by Income Category:

0 – 80%	2,430	(44%)
80 – 140%	1,810	(32%)
140%+	1,330	(24%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 13,977
2006 Population: 14,600
Pop. Per Sq. Mile: 4,770

Median Age: 38.0

Age Structure:

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

Race Categories:

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

HOUSING

Total Housing Units: 5,780

Single Family:	4,190	(72.5%)
Multifamily:	1,390	(24%)
Mobile Homes:	200	(3.5%)

Percent Homeowners: 66.7%
Average Household Size: 2.50
Median House Value: \$181,400
Median 2 Bedroom Rental: \$742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2005 New Residential Permits: 73
 Single Family: 43
 Multifamily: 2 / 30

2005 Formal Plats/Lots:

Applications: 1 / 31
 Recordings: 0 / 0

2002 Land Capacity:

Residential In Acres: 167.04
 In Units: 1,913
Commercial In Acres: n a
 In Jobs:

Sources and Notes:

Data are taken from the 2000 US Census; the Washington State Office of Financial Management; Washington State Employment Security Department; and several departments of King County. Compiled by the Growth Information Team in the King County Office of Management and Budget.

The ten Potential Annexation Areas cover most but not all of Urban-designated unincorporated King County; the remaining smaller communities, covering 26 square miles with about 22,000 persons in 2000, are included in the Unincorporated Area Total profile on page 116.

TAX INFO

2006 Assessed Valuation:

total taxable (not exempt) assessed valuation in Jan. 2003
unincorporated area road levy @ \$1.842 per \$1,000.

2005 Real Estate Sales:

Real Estate Excise Tax (REET) # 1 and 2 totaling 0.5% of sales price

2005 Taxable Retail Sales:

estimated local option sales tax revenue @ 0.85% of 1.0% of taxable retail sales from business activity in this area, and wireless telephone, construction, and automobile sales associated with residential in this area.

Source: King County Office of Management and Budget

For further information see www.metrokc.gov/budget/revenue/

QUICK FACTS

Land Area Source: King County GIS Center and King County Office of Management and Budget.

EMPLOYMENT

Source: WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2004.

Year 2004 Total Covered Jobs & Establishments:

Manufacturing
Wholesale/Utilities/Transportation
Retail
Finance/Services
Government / Education
Agric, Forest, Fishing, Construction

INCOME

Source: US Census 2000.

Household Income in 1999 reported in 2000

Households by Income Category:

0 – 80% Low / mod. Income < \$42,500
80 – 140% Middle income households
140%+ Upper middle / upper > \$75,000

DEMOGRAPHICS

Source: US Census 2000.
Via US Census Bureau website,
www.census.gov.
2006 Population: OMB

Race Categories:

Race numbers are approximate and may not add exactly to area total.
Persons of Hispanic Origin can be of any race.

Non-hispanic White
Black or African American
Asian and Pacific Islander
Native American and other
Hispanic or Latino
Two or more races, not counted above.

HOUSING

Source: US Census 2000.

Total Housing Units

Single Family includes townhouses
Multifamily includes ap'ts, condos
Mobile Homes includes other units

Percent Homeowners: % of occupied units.

Average Household Size

Median House Value owner occupied

Median Rent including utilities

DEVELOPMENT ACTIVITY

2005 Total New Residential Units

Source: KC DDES building permits

2005 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget
Growth Information Team

2001 Land Capacity:

Source: KC Buildable Lands Evaluation Report 2002. Urban areas only.

Residential In Acres of vacant and potentially redevelopable land parcels;
In Units that can be accommodated.

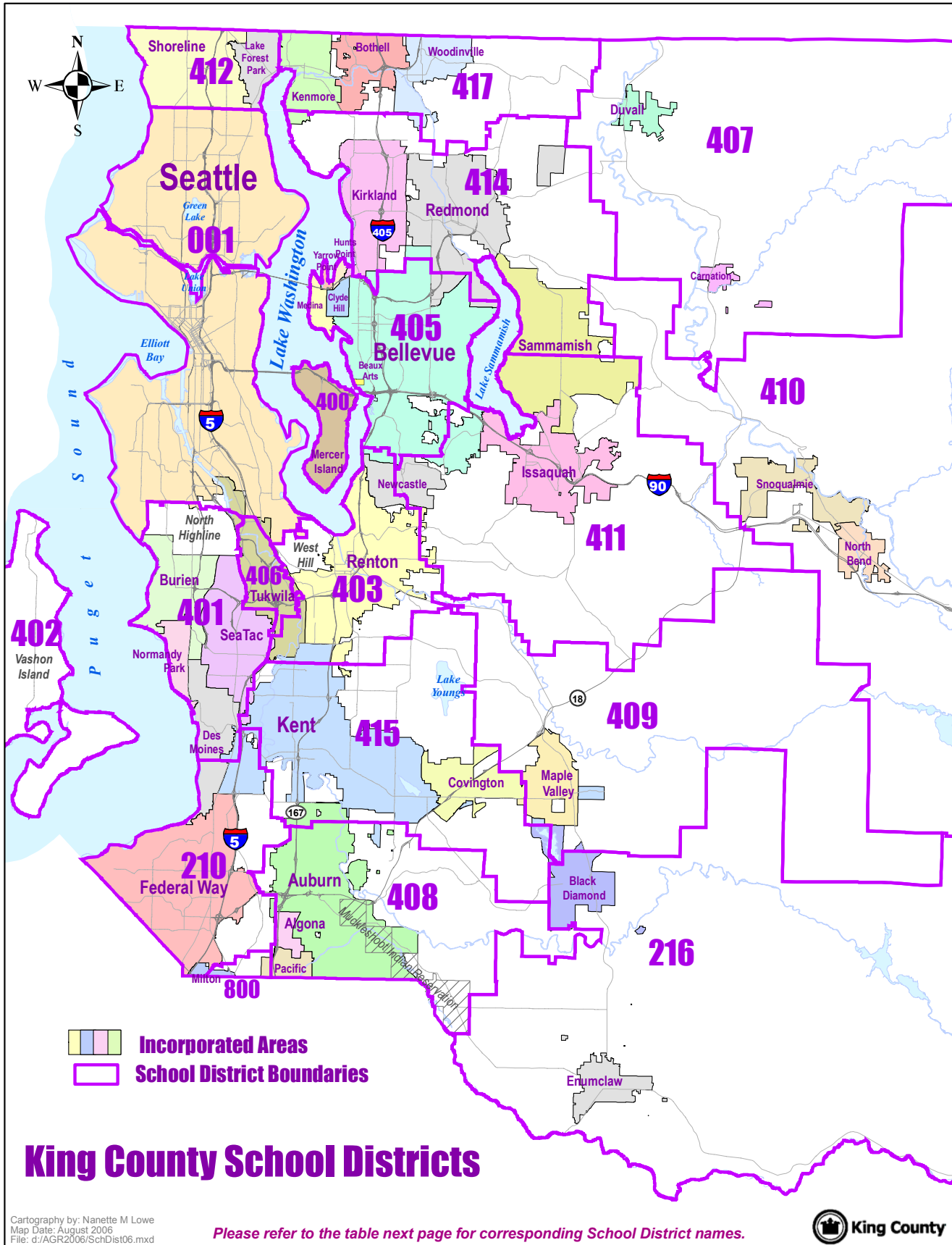
Commercial In Acres of vacant, redev.
In Jobs that can be accommodated.

Note: some of job capacity is in projects not counted in vacant commercial acreage.

VIII. District Data

King County has a complex system of utility and service districts for fire, water, sewers, and schools. Like in the previous years, this chapter of the report includes maps of school districts and King County Council Districts.

The following section reports the population and residential building permit activity in unincorporated King County by these special districts. A table called “Estimate of school age poverty population by school districts” is also found in this chapter.



Population by School District 1990 - 2000

School District	<u>1990</u> POPULATION	<u>2000</u> POPULATION	<u>1990-2000 Change</u>	
			#	%
Auburn 408	54,650	67,700	13,050	24%
Bellevue 405	107,700	114,600	6,900	6%
Enumclaw 216	19,700	25,500	5,800	29%
Federal Way 210	103,200	123,000	19,800	19%
Highline 401	111,100	122,500	11,400	10%
Issaquah 411	49,500	73,200	23,700	48%
Kent 415	109,900	137,600	27,700	25%
Lk. Washington 414	131,100	153,500	22,400	17%
Mercer Island	20,800	22,000	1,200	6%
Northshore 417	59,800	72,000	12,200	20%
Renton 403	81,200	95,500	14,300	18%
Riverview 407	11,850	15,800	3,950	33%
Seattle	517,500	564,200	46,700	9%
Shoreline 412	64,800	66,000	1,200	2%
Skykomish 404	600	600	0	0%
Snoqualmie 410	19,300	25,900	6,600	34%
South Central	13,900	16,000	2,100	15%
Tahoma 409	19,000	28,800	9,800	52%
Vashon Island 402	9,300	10,100	800	9%
Fife 800 (KC Portion)	2,400	2,500	100	4%
TOTAL:	1,507,300	1,737,000	229,700	15%

Note: *Northshore and Fife school districts are each in parts of two counties. Estimated King County portions of the districts are presented here.

Source: US Census 2000 and Washington State Office of Financial Management, April 2001.

Estimate of Persons Below Poverty Level, 1999

School age and total population

King County School Districts, 2000 Census

School District	TOTAL POPULATION*	<u>Persons below poverty</u>		Population Age 5 - 17	<u>Age 5 - 17 below poverty</u>	
		Number	Percent		Number	Percent
Auburn 408	66,710	6,900	10.3%	13,365	1,555	11.6%
Bellevue 405	113,725	6,300	5.5%	17,585	1,125	6.4%
Enumclaw 216	25,420	1,435	5.6%	5,654	279	4.9%
Federal Way 210	122,585	10,565	8.6%	24,710	2,745	11.1%
Highline 401	119,525	12,495	10.5%	21,405	2,880	13.5%
Issaquah 411	72,850	2,600	3.6%	15,345	585	3.8%
Kent 415	137,030	10,340	7.5%	29,285	2,855	9.7%
Lk. Washington 414	151,240	6,640	4.4%	26,585	1,240	4.7%
Mercer Island	21,845	695	3.2%	4,669	189	4.0%
Northshore 417 **	72,000	3,200	4.4%	14,900	770	5.2%
Renton 403	95,005	7,565	8.0%	14,970	1,850	12.4%
Riverview 407	15,670	580	3.7%	3,500	185	5.3%
Seattle	543,970	64,145	11.8%	59,905	9,020	15.1%
Shoreline 412	65,565	4,125	6.3%	11,330	610	5.4%
Skykomish 404	645	85	13.2%	114	30	26.3%
Snoqualmie 410	25,585	1,120	4.4%	5,055	285	5.6%
Tahoma 409	28,610	860	3.0%	6,499	159	2.4%
Tukwila 406	15,875	2,105	13.3%	2,720	525	19.3%
Vashon Island 402	10,065	600	6.0%	1,819	124	6.8%
Fife **	2,400	200	8.3%	500	50	10.0%
King County Total:	1,706,320	142,555	8.4%	279,915	27,061	9.7%
Balance of WA State:	4,058,880	469,815	11.6%	816,485	114,639	14.0%
WA State Total:	5,765,200	612,370	10.6%	1,096,400	141,700	12.9%

Notes: * Total indicates non-institutional population for which poverty data are tabulated. All data are rounded.

** Portion of Northshore and Fife school districts in King County is estimated.

Source: 2000 US Census, US Census Bureau, and National Center for Education Statistics, 2004.

New Residential Units by School District

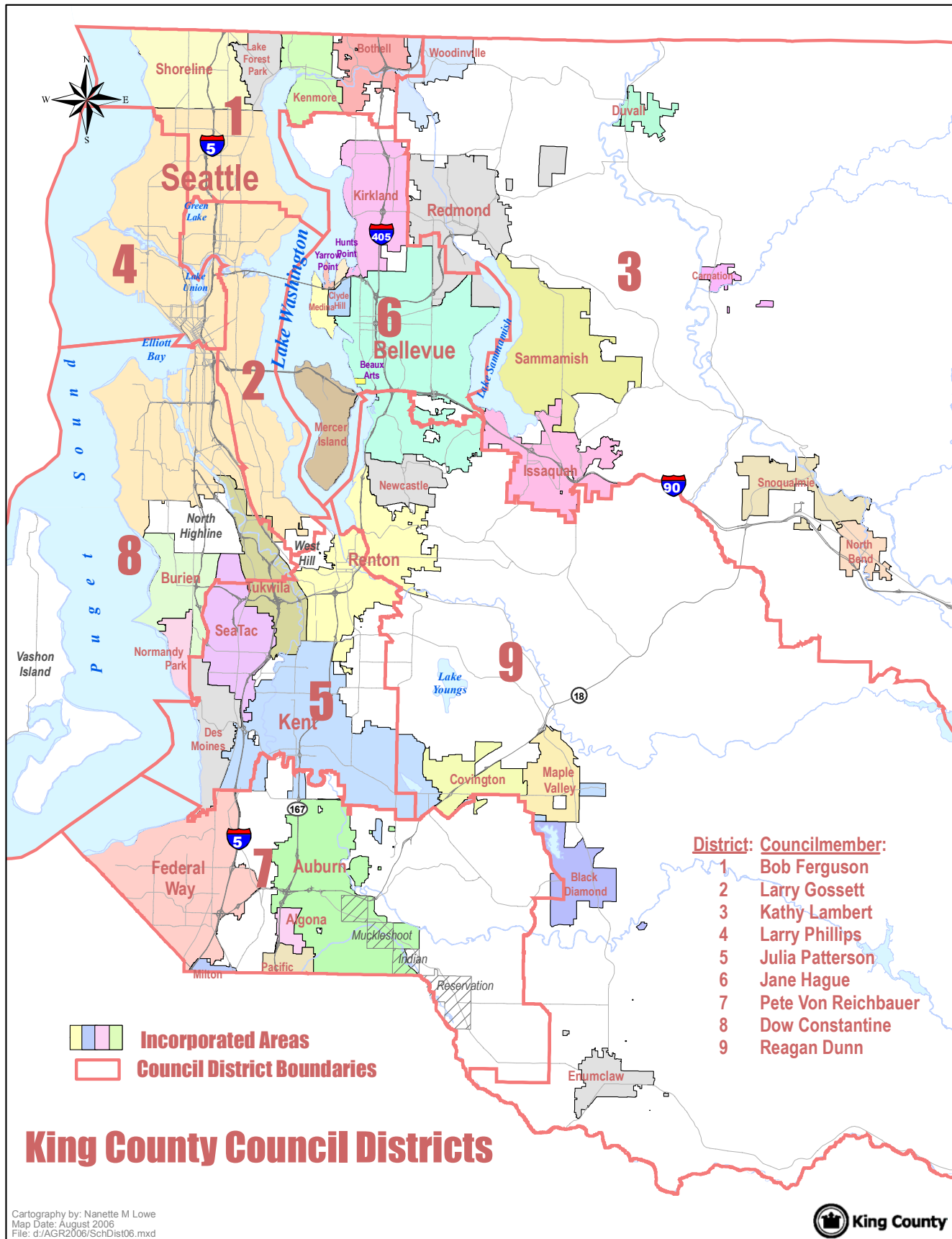
Unincorporated King County, 1995 - 2005

School District	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Auburn 408	149	248	129	189	265	241	236	279	298	171	183
Bellevue 405	5	5	5	23	92	23	10	2	0	0	3
Enumclaw 216	62	70	63	71	62	55	50	62	47	61	53
Federal Way 210	152	328	40	57	132	117	181	302	470	291	152
Highline 401	33	35	31	119	28	53	71	74	68	100	149
Issaquah 411	517	765	699	530	647	735	290	117	73	98	119
Kent 415	338	597	470	180	279	138	295	252	401	431	245
Lk. Washington 414	211	280	489	1,062	1,020	762	315	618	638	434	372
Northshore 417	167	234	558	472	445	80	46	98	81	105	136
Renton 403	80	101	202	587	133	203	89	79	719	464	277
Riverview 407	95	103	179	131	104	67	55	54	63	140	144
Shoreline 412	115	12	3	21	1	0	0	0	0	0	0
Skykomish 404	3	6	7	7	3	4	4	9	6	4	2
Snoqualmie 410	188	179	189	125	122	98	105	115	95	169	156
Tahoma 409	367	485	195	83	74	76	60	247	148	126	190
Vashon Island 402	72	87	83	103	86	72	120	60	34	55	30
Fife 800 (KC Portion)	16	17	25	21	7	86	47	77	13	20	21
TOTAL:	2,554	3,552	3,367	3,781	3,500	2,810	1,974	2,445	3,154	2,669	2,232

See map of school districts at back of report.

Note: This information includes only the portions of school districts in unincorporated King County.

Source: King County Department of Development and Environmental Services, residential building permits issued.



Population by King County Council District 1990 and 2000

Council District	<u>1990</u> POPULATION	<u>2000</u> POPULATION	<u>2000 POPULATION IN:</u>		
			Seattle	Other Cities	Unincorporated King County
District 1	115,200	133,500	24,100	100,950	8,450
District 2	116,400	133,600	133,600	0	0
District 3	114,550	133,650	0	64,700	68,950
District 4	116,450	133,500	133,500	0	0
District 5	117,000	133,600	55,950	42,550	35,100
District 6	114,500	133,500	0	117,250	16,250
District 7	116,500	134,000	0	107,000	27,000
District 8	117,250	133,700	82,500	15,000	36,200
District 9	115,150	133,800	0	71,400	62,400
District 10	116,300	133,750	133,750	0	0
District 11	116,500	133,800	0	111,700	22,100
District 12	115,400	133,400	0	70,700	62,700
District 13	116,100	133,200	0	124,000	9,200
TOTAL:	1,507,300	1,737,000	563,400	825,250	348,350

Note: Council district boundaries were redrawn in 2001; 2000 population is for new districts, which are not comparable to 1990.

Source: US Census 1990 and 2000 and Washington State Office of Financial Management, April 2001.

**New Residential Units by King County Council District
Unincorporated King County
1999 through 2003**

<i>District</i>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<i>District 1</i>	209	36	19	76	52
<i>District 2</i>	-	-	-	-	-
<i>District 3</i>	-	790	411	730	765
<i>District 4</i>	-	-	-	-	-
<i>District 5</i>	45	58	57	120	557
<i>District 6</i>	-	163	78	12	12
<i>District 7</i>	124	207	235	417	518
<i>District 8</i>	104	97	184	88	99
<i>District 9</i>	-	395	508	388	663
<i>District 10</i>	-	-	-	-	-
<i>District 11</i>	93	104	94	79	64
<i>District 12</i>	-	956	366	404	300
<i>District 13</i>	-	4	23	131	124
<i>TOTAL:</i>	575	2,810	1,975	2,445	3,154

**New Residential Units by
The "NEW" King County Council District
Unincorporated King County
2004 - 2005**

District	<u>2004</u>	<u>2005</u>
District 1	81	108
District 2	5	5
District 3	787	671
District 4		-
District 5	311	240
District 6	52	53
District 7	514	380
District 8	160	199
District 9	759	576
TOTAL:	2,669	2,232

Note: This information includes only the portions of council districts in unincorporated King County.

Source: King County Department of Development and Environmental Services, residential building permits issued.